5/S

GOVERNMENT INFORMATION CENTER
SAN FRANCISCO PUBLIC LIBRARY

SAN FRANCISCO
PUBLIC LIBRARY

REFERENCE
BOOK

Not to be taken from the Library

JUL 28 2000

SAN FRANCISCO PUBLIC LIBRARY
3 1223 05578 5233

SAN FRANCISCO HOUSING AUTHORITY

1815 EGBERT AVENUE • SAN FRANCISCO, CALIFORNIA 94124 • TELEPHONE (415) 468-3800

Dianne Feinstein, *Mayor*
James G. Fussell, Jr., *President*
Reverend Harry Chuck, *Vice President*
Joan M. San Jule, *Commissioner*
Preston Cook, *Commissioner*
Betty Brooks, *Commissioner*
Elouise Westbrook, *Commissioner*
James McNamara, *Commissioner*

James E. Clay, *Executive Director/Secretary*

JANUARY 2, 1986

P U B L I C N O T I C E

THE REGULARLY SCHEDULED MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO WILL BE HELD AT 4:00 P.M., THURSDAY, JANUARY 8, 1987 AT 1815 EGBERT AVENUE, SAN FRANCISCO, CALIFORNIA.

DAVID DUPREE
ACTING SECRETARY/EXECUTIVE DIRECTOR

DOCUMENTS DEPT.
JAN 0 1997
SAN FRANCISCO
PUBLIC LIBRARY

3 1223 05578 5233

SF
465
1
1/8/87

REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION WILL BE HELD ON THURSDAY, JANUARY 8, 1987 AT 4:00 P.M., 1815 EGBERT AVENUE, SAN FRANCISCO, CALIF.

T E N T A T I V E A G E N D A

* * * * * * * * * * * * * * *

1. ROLL CALL:

James G. Fussell, Jr., President
Reverend Harry Chuck, Vice President
Joan M. San Jule, Commissioner
Betty Brooks, Commissioner
Elouise Westbrook, Commissioner
L. Kirk Miller, Commissioner
James McNamara, Commissioner

DOCUMENTS DEPT.
JAN 6 1987
SAN FRANCISCO
PUBLIC LIBRARY

2. VISITORS:

3. APPROVAL OF AGENDA:

4. APPROVAL OF MINUTES:
December 11, 1986 Meeting
December 23, 1986 Meeting

5. GENERAL COMMUNICATIONS:

6. REPORT OF SECRETARY:

7. COMMITTEE REPORTS:

8. REPORT OF COUNSEL:

9. TENANT REPRESENTATIVE REPORT:

10. UNFINISHED BUSINESS:

11. NEW BUSINESS:

(a) Resolution - Authorizing the Award of Contract for Roof Repair Work at Mission Dolores Housing Development, Cal 1-18(13).

(b) Resolution - Authorizing Award of Contract for Roof Repair Work at Westbrook Apartments Housing Development, Cal. 1-9.

(c) Resolution - Authorizing Award of Contract for Roof Repair Work at 320/330 Clementina Towers Housing Development, Cal. 1-21.

(d) Resolution - Authorizing the Award of Contract for the Installation of Smoke Detectors in Apartments at Twenty-Six Authority complexes.

12. ADJOURNMENT:

David Dupree
Acting Secretary/Executive Director

6 45229 SFPL: ECONO JRS
119 SFPL 07/07/00 53

SF
H65
#3
1/8/87

HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Minutes

Regular Meeting Held:
Thursday, January 8, 1987

1815 Egbert Avenue
San Francisco, CA

The Housing Authority of the City and County of San Francisco met in regular session at 1815 Egbert Avenue, San Francisco, California on Thursday, January 8, 1987 at 4:00 p.m.

1. ROLL CALL:

The meeting was called to order by President Fussell at 4:05 p.m.

Roll Call found the following members to be:

PRESENT: James G. Fussell, Jr., President
Reverend Harry Chuck, Vice President (arrived 4:20)
Joan San Jule, Commissioner
Betty Brooks, Commissioner
Elouise Westbrook, Commissioner
L. Kirk Miller, Commissioner
James McNamara, Commissioner

A quorum was present.

ALSO PRESENT: James E. Clay, Executive Director
Geraldine Chavis, Legal Counsel

DOCUMENTS DEPT.
JAN 23 1987
SAN FRANCISCO
PUBLIC LIBRARY

2. VISITORS:

Janelle Pierce, Westbrook Apartments
Jan Allen
Jewell Green, Hunters View
Eva Mae Williams, Plaza West and P.H.T.A.
Mary Jo Smith, Hayes Valley and P.H.T.A.
Jennie Hawkins, Westside and P.H.T.A.
Linda Williams, Plaza East
Christine Neal, Alice Griffith
Donnie Bell, Plaza East

3. APPROVAL OF AGENDA:

Commissioner Brooks moved to approve the agenda of January 8, 1987 and Commissioner Westbrook seconded the motion. The agenda of January 8, 1987 was UNANIMOUSLY APPROVED.

4. APPROVAL OF MINUTES:

Commissioner Brooks moved to adopt the minutes of December 11, 1986 and Commissioner Westbrook seconded the motion. The minutes of December 11, 1986 were UNANIMOUSLY ADOPTED.

Commissioner Brooks moved to approve the minutes of December 23, 1986 and Commissioner Westbrook seconded the motion. The minutes of December 23, 1986 were UNANIMOUSLY APPROVED.

5. GENERAL COMMUNICATIONS:

None

6. REPORT OF SECRETARY:

The Report of Secretary has been submitted in written form. Mr. Clay reported that he met with the Assistant Secretary of HUD and the consultants on January 5, 1987 in Washington, D.C. to go over the consultants' recommendations. HUD, agreeing that our present data processing capabilities will not meet our needs, has concurred with the consultants' findings to obtain new hardware with a microcomputer base. The cost for this new equipment will come from HUD.

7. COMMITTEE REPORT:

None

8. REPORT OF COUNSEL:

The Report of Counsel has been submitted in written form. Counsel Chavis called attention to the Report on the Captive Insurance Company which is being developed through the Counsel of Large Public Housing Authorities.

9. TENANT REPRESENTATIVE REPORT:

President Fussell noted the receipt of two letters of resignation from: 1) Dollie Smith, President of PHTA and 2) Christine Neal, Vice President.

Janelle Pierce read the Report of PHTA Activities. The report noted the resignations of the president and vice president. In accordance with PHTA's bylaws, a steering committee is in the process of making recommendations to replace the officers and to schedule the date for the election.

10. UNFINISHED BUSINESS:

None

11. NEW BUSINESS:

(a) RESOLUTION NO. 2924

RESOLUTION OF APPRECIATION TO
MS. CHERRY HWEE
EMPLOYEE OF THE MONTH - NOVEMBER 1986
* * * * * * * * * * * * * * * * * * * *

WHEREAS, the San Francisco Housing Authority extends its appreciation each month to an employee for an outstanding job performance;

WHEREAS, Ms. Cherry Hwee has been with the Authority for over four years and originally started as a Senior Clerk Typist and is now a Senior Account Clerk in the Payroll Section of the Finance Division;

WHEREAS, Ms. Hwee was chosen based on her diligence and accurate work in the Payroll Section where deadlines have to be met and constant calls from staff concerning their paychecks have to be answered;

WHEREAS, Ms. Hwee has shown that she has been able to meet those deadlines and earn the respect and trust of staff;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

The San Francisco Housing Authority and its Executive Director/Secretary express their appreciation and commendation to Ms. Cherry Hwee as the November 1986 Employee of the Month.

/s/ James G. Fussell, Jr.
James G. Fussell, Jr.
President

/s/ Harry Chuck
Reverend Harry Chuck
Vice President

/s/ Joan San Jule
Joan San Jule, Commissioner

/s/ Betty Brooks
Betty Brooks, Commissioner

/s/ Elouise Westbrook
Elouise Westbrook, Commissioner

/s/ L. Kirk Miller
L. Kirk Miller, Commissioner

/s/ James McNamara
James McNamara, Commissioner

/s/ James E. Clay
James E. Clay
Secretary/Executive Director

DATED: January 8, 1987

President Fussell read aloud Resolution No. 2924 and asked Ms. Cherry Hwee to come forward and receive her commendation. The Commission and audience applauded Ms. Hwee, the November 1987 Employee of the Month.

Commissioner Westbrook moved to adopt Resolution No. 2924 and Commissioner San Jule seconded the motion. Resolution no. 2924 was UNANIMOUSLY ADOPTED.

(b) RESOLUTION NO. 2925

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A CONTRACT BETWEEN THE SAN FRANCISCO HOUSING AUTHORITY AND ROOFING CONSTRUCTORS, INC. DBA WESTERN ROOFING SERVICE FOR ROOF REPAIR WORK AT CAL 1-18(13), MISSION DOLORES

* *

WHEREAS, the roof coverings at, CAL 1-18(13), Mission Dolores housing project are in poor condition and in need of new roof coverings and roof repair work; and

WHEREAS, the Department of Housing and Urban Development has allocated funds for the replacement of these roof coverings in the Authority's CA-1-912 Budget; and

WHEREAS, Authority staff did advertise for public bids on November 24, 1986 and November 25, 1986 for Roof Repair Work at Mission Dolores housing for Senior Citizens, CAL 1-18(13); and

WHEREAS, on December 16, 1986, the following bids were received for this work, it was publicly opened and read aloud;

BIDDERS	BID AMOUNT
1. Roofing Constructors, Inc. dba Western Roofing Service	$ 81,900.00
2. Bryant Organization	$ 91,680.00
3. Caldwell-Roland Roofing	$ 112,482.00
4. Russ Elliot, Inc	$ 126,500.00

WHEREAS, the Authority has evaluated the bids, and determined that ROOFING CONSTRUCTORS, INC. DBA WESTERN ROOFING SERVICE should be awared the contract.

NOW THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO AS FOLLOWS:

1. A contract for the work be awarded to Roofing Constructors, Inc. dba Western Roofing Service in the total amount of EIGHTY-ONE THOUSAND NINE HUNDRED AND NO/100 DOLLARS ($81,900.00).

2. That this action shall not constitute notice to the Bidder of the award of contract, and no award shall be effective until the contractor is given written notice thereof.

3. That this action is contingent upon receipt and approval of the contractor's Affirmative Action Program and evidence of bondability.

4. That the Secretary-Executive Director is authorized and is directed to execute a contract with the above-mentioned contractor on behalf of this Authority.

5. That this Resolution shall take effect immediately.

APPROVED AS TO FORM:

_____
GERALDINE CHAVIS
Legal Counsel

_____
Date

(c) RESOLUTION NO. 2926

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A CONTRACT BETWEEN THE SAN FRANCISCO HOUSING AUTHORITY AND ROOFING CONSTRUCTORS, INC. DBA WESTERN ROOFING SERVICE FOR ROOF REPAIR WORK AT CAL 1-9, WESTBROOK APARTMENTS

* *

WHEREAS, the roof coverings at, CAL 1-9, Westbrook Apartments housing project are in poor condition and in need of new roof coverings and roof repair work; and

WHEREAS, the Department of Housing and Urban Development has allocated funds for the replacement of these roof coverings in the Authority's CA-1-909 Budget; and

WHEREAS, Authority staff did advertise for public bids on November 5, 1986 and November 6, 1986 for Roof Repair Work at Westbrook Apartments, CAL 1-9; and

WHEREAS, on December 2, 1986, the following bid was received for this work, it was publicly opened and read aloud;

BIDDER	BID AMOUNT
1. Roofing Constructors, Inc. dba Western Roofing Service.....	$ 597,349.00

WHEREAS, the Authority has evaluated the bid, and determined that ROOFING CONSTRUCTORS, INC. dba WESTERN ROOFING SERVICE's should be awarded the contract.

NOW THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO AS FOLLOWS:

1. A contract for the work be awarded to Roofing Constructors, Inc. dba Western Roofing Service in the total amount of FIVE HUNDRED NINETY-SEVEN THOUSAND THREE HUNDRED FORTY-NINE AND NO/100 DOLLARS ($597,349.00).

2. That this action shall not constitute notice to the Bidder of the award of contract, and no award shall be effective until the contractor is given written notice thereof.

3. That this action is contingent upon receipt and approval of the contractor's Affirmative Action Program and evidence of bondability.

4. That the Secretary-Executive Director is authorized and is directed to execute a contract with the above-mentioned contractor on behalf of this Authority.

6. That this Resolution shall take effect immediately.

APPROVED AS TO FORM:

_____
GERALDINE CHAVIS
Legal Counsel

_____
Date

(d) RESOLUTION NO. 2927

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A CONTRACT BETWEEN THE SAN FRANCISCO HOUSING AUTHORITY AND ROOFING CONSTRUCTORS, INC. DBA WESTERN ROOFING SERVICE FOR ROOF REPAIR WORK AT CAL 1-21, 320/330 CLEMENTINA TOWERS

* *

WHEREAS, the roof coverings at, 320/330 Clementina Towers housing project are in poor condition and in need of new roof coverings and roof repair work; and

WHEREAS, the Department of Housing and Urban Development has allocated funds for the replacement of these roof coverings in the Authority's CA-1-909 Budget; and

WHEREAS, Authority staff did advertise for public bids on November 24, 1986 and November 25, 1986 for Roof Repair Work at Clementina Towers housing for Senior Citizens, CAL 1-21; and

WHEREAS, on December 16, 1986, the following bids were received for this work, it was publicly opened and read aloud;

BIDDERS	BID AMOUNT
1. Roofing Constructors, Inc. dba Western Roofing Service	$ 117,434.00
2. Bryant Organization	$ 130,394.00
3. Caldwell-Roland Roofing	$ 140,502.00
4. Russ Elliot, Inc	$ 168,020.00

WHEREAS, the Authority has evaluated the bids, and determined that ROOFING CONSTRUCTORS, INC. DBA WESTERN ROOFING SERVICE should be awarded the contract.

NOW THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO AS FOLLOWS:

1. A contract for the work be awarded to Roofing Constructors, Inc. dba Western Roofing Service in the total amount of ONE HUNDRED SEVENTEEN THOUSAND FOUR HUNDRED THIRTY- FOUR AND NO/100 DOLLARS ($117,434.00).

2. That this action shall not constitute notice to the Bidder of the award of contract, and no award shall be effective until the contractor is given written notice thereof.

3. That this action is contingent upon receipt and approval of the contractor's Affirmative Action Program and evidence of bondability.

4. That the Secretary-Executive Director is authorized and is directed to execute a contract with the above-mentioned contractor on behalf of this Authority.

5. That this Resolution shall take effect immediately.

APPROVED AS TO FORM:

_____
GERALDINE CHAVIS, Legal Counsel

Date: _____

For purposes of discussion and the vote resolutions (b), (c) and (d) were combined. Commissioner McNamara moved to adopt Resolutions No. 2925, No. 2926 and No. 2927 and Vice President Chuck seconded the motion. Resolutions No. 2925, No. 2926 and No. 2927 were UNANIMOUSLY ADOPTED.

(e) RESOLUTION NO. 2928

RESOLUTION AUTHORIZING AWARD OF CONTRACT
FOR THE INSTALLATION OF SMOKE DETECTORS IN
APARTMENTS AT TWENTY-SIX AUTHORITY FACILITIES
* *

WHEREAS, on November 25, 1986, this Authority advertised for bids for the installation of smoke detectors for apartments at twenty-six Authority facilities to provide added protection from fires; and

WHEREAS, on December 17, 1986, the following bid was received and publicly opened and read aloud:

Bidder	Bid Amount
Signal Electric	$297,839.64

WHEREAS, Authority staff has evaluated the low bid and found the bid to be in compliance with all requirements of the bid proposal; and

WHEREAS, HUD funding as part of the Authority's CA-1-910 Comprehensive Improvement Assistance Program is available for this work; and

WHEREAS, the low bid received is within the funding available.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. That a contract for the work be awarded to Signal Electric in the amount of $297,839.64 for the installation of apartments smoke detectors at 26 Authority Projects.

2. That the Secretary/Executive Director is authorized and directed to execute a contract with the above mentioned contractor on behalf of this Authority.

3. That this Resolution becomes effective immediately.

APPROVED AS TO FORM:

_____
GERALDINE CHAVIS
Legal Counsel

_____
Date

Commissioner Brooks moved to adopt Resolution No. 2928 and Commissioner San Jule seconded the motion. Resolution No. 2928 was UNANIMOUSLY ADOPTED.

(f) SUMMARY OF YEAR-END REPORT

Mr. Clay called on the following Division Directors: Al Nelson, Facilities Management; John Hunt, Finance; Joe Johnson, Housing Management. The Directors reviewed the achievements of their respective divisions during the past year and talked about the goals and objectives for the coming year. John Hunt introduced the new Assistant Director of Finance, Robert Dew. In the absence of David Dupree, Director, Administrative Services, Mr. Clay summarized the past accomplishments and future goals for that division.

VISITORS: Mr. Clay called on the following visitors who wished to address the Commission: Janelle Pierce, Westbrook Apartments; Donnie Bell, Plaza East; Jewell Green, Hunters View and Jan Allen, 330 Clementina.

12. ADJOURNMENT:

There being no further business to come before the Commission, the meeting of January 8, 1987 was adjourned at 5:55 p.m.

JAMES G. FUSSELL, JR., President

James E. Clay

JAMES E. CLAY
Executive Director/Secretary

SAN FRANCISCO HOUSING AUTHORITY

1815 EGBERT AVENUE • SAN FRANCISCO, CALIFORNIA 94124 • TELEPHONE (415) 468-3800

Dianne Feinstein, *Mayor*
James G. Fussell, Jr., *President*
Reverend Harry Chuck, *Vice President*
Joan M. San Jule, *Commissioner*
Preston Cook, *Commissioner*
Betty Brooks, *Commissioner*
Elouise Westbrook, *Commissioner*
James McNamara, *Commissioner*

James E. Clay, *Executive Director/Secretary*

JANUARY 16, 1987

SF
H65
4
1/22/87

PUBLIC NOTICE

THE REGULARLY SCHEDULED MEETING OF THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO WILL BE HELD AT 4:00 P.M., THURSDAY, JANUARY 22, 1987 AT 1815 EGBERT STREET, SAN FRANCISCO, CALIFORNIA.

James E. Clay

JAMES E. CLAY
Secretary/Executive Director

JEC:gb

DOCUMENTS DEPT.
JAN 22 1987
SAN FRANCISCO
PUBLIC LIBRARY

SF
H65
1
1/22/87

REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION WILL BE HELD ON THURSDAY, JANUARY 22, 1987 4:00 P.M., 1815 EGBERT AVENUE, SAN FRANCISCO CALIFORNIA

T E N T A T I V E A G E N D A

* * * * * * * * * * * * * * * * * *

1. ROLL CALL:

   James G. Fussell, Jr., President
   Reverend Harry Chuck, Vice President
   Joan M. San Jule, Commissioner
   Betty Brooks, Commissioner
   Elouise Westbrook, Commissioner
   L. Kirk Miller, Commissioner
   James McNamara, Commissioner

2. VISITORS:

DOCUMENTS DEPT.
JAN 22 1987
SAN FRANCISCO
PUBLIC LIBRARY

3. APPROVAL OF AGENDA:

4. APPROVAL OF MINUTES:

5. GENERAL COMMUNICATIONS:

6. REPORT OF SECRETARY:

7. COMMITTEE REPORT:

8. REPORT OF COUNSEL:

9. TENANT REPRESENTATIVE REPORT:

10. UNFINISHED BUSINESS:

11. NEW BUSINESS:

   (a) Resolution - Authorizing the Award of Contract for the Repair of Eight Vacant Units at the Alice Griffith Development, Cal. 1-18(4)

   (b) Resolution - Ratifying the Award of Contract for the Repair of Twenty Vacant Units at the Yerba Buena Plaza East Development, Cal. 1-18(2)

   (c) Resolution - Authorizing the Executive Director to Amend the Existing Agreement between the San Francisco Housing Authority and David K. Low and Associates, Inc. Mechanical Engineers, for Additional Engineering Services Required for Modernization of the Existing Boiler Plants at Cal 1-2, Potrero Terrace

   (d) Public Hearing - Tenant Participation

12. ADJOURNMENT:

James E. Clay

JAMES E. CLAY
Secretary/Executive Director

SF
H65
#3
1/22/87

Minutes

HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Regular Meeting Held:
Thursday, January 22, 1987

1815 Egbert Avenue
San Francisco, CA

The Housing Authority of the City and County of San Francisco met in regular session at 1815 Egbert Avenue, San Francisco, California on Thursday, January 22, 1987 at 4:00 p.m.

1. ROLL CALL:

The meeting was called to order by President Fussell at 4:00 p.m.

Roll Call found the following members to be:

PRESENT:
James G. Fussell, Jr., President
Reverend Harry Chuck, Vice President
(arrived 4:07)
Joan San Jule, Commissioner
Betty Brooks, Commissioner
Elouise Westbrook, Commissioner
L. Kirk Miller, Commissioner
James McNamara, Commissioner

A quorum was present.

ALSO PRESENT:
James E. Clay, Executive Director
Geraldine Chavis, Legal Counsel

2. VISITORS:

Bernice Baker, Sunnydale
Mary McAlister, Valencia Gardens
Jan Allen, PHTA
Christine Neal, Alice Griffith
Salatha Thomas, Westbrook Apartments
Jewel Green, Hunters View
Janelle Pierce, Westbrook Apartments
Ms. Hall, Alice Griffith
Linda Williams, Plaza East
Evangelist Louise J. Neal, Hayes Valley
Elizabeth Banks, North Beach
Hope Halikias, North Beach

DOCUMENTS DEPT.
FEB 6 1987
SAN FRANCISCO
PUBLIC LIBRARY

3. APPROVAL OF AGENDA:

Commissioner Brooks moved to approve the agenda of January 22, 1987 and Commissioner Westbrook seconded the motion. The agenda of January 22, 1987 was UNANIMOUSLY APPROVED.

4. APPROVAL OF MINUTES:

Commissioner Brooks moved to approve the minutes of January 8, 1987 and Commissioner Miller seconded the motion. The minutes of January 8, 1987 were UNANIMOUSLY APPROVED.

5. GENERAL COMMUNICATIONS:

A letter has been received from Mayor Dianne Feinstein in response to the Housing Authority's year end report. The Mayor

commended the Authority for the major achievements accomplished during the past year.

6. REPORT OF SECRETARY:

The Report of Secretary has been submitted in written form. Mr. Clay asked if there were any questions.

Commissioner McNamara had some concerns regarding the 440 Turk Street move (what staff will be moving) and the perspective plans for 1815 Egbert Avenue. Mr. Clay stated that this matter will be brought before the Site and Design Committee for review.

Commissioners San Jule and McNamara asked about the Management Retreat. David Dupree, Director of Administrative Services, replied that the Management Retreat will be held in Boulder Creek, California, February 20-22. Management personnel will be setting goals and objectives for this year and begin the budget process for the next fiscal year. Mr. Clay stated that if the Commissioners could fit it into their schedule, he would like to set aside a time to have the Commissioners come and get acquainted with management staff. It was decided to set aside three hours, Sunday afternoon, to have the Commissioners attend.

Mr. Clay introduced Wayne Antol, the new Director of Maintenance.

7. COMMITTEE REPORT:

Finance Committee - President Fussell stated that there was a meeting of the Finance Committee. The finance packet, which included the 1986 Fiscal Year End Financial Reports; Financial Reports for October 1986 and November 1986 and Audit Updates, was presented and reviewed by the Committee. The booklet has been distributed to all the Commissioners. President Fussell stated that if there were questions, the Commissioners should bring it before staff. He commended staff for a very professional presentation before the Finance Committee.

8. REPORT OF COUNSEL:

The Report of Counsel has been distributed to the Commission.

Counsel Geraldine Chavis reported that the current insurance carrier has gone into liquidation and explained the implications of this action. Mr. Clay stated that the joint venture self-insurance through CLPHA is moving forward. There will be a meeting January 25.

9. TENANT REPRESENTATIVE REPORT:

Jan Allen read the new appointments of officers in PHTA: Jan Allen, President; 1st Vice President, Jewel Green; 2nd Vice President, Salatha Thomas; Corresponding Secretary, Laura Berry; Treasurer, Jonelle Pierce; Parliamentarian, Eva Mae Williams.

10. UNFINISHED BUSINESS:

None

11. NEW BUSINESS:

(a) RESOLUTION NO. 2929

RESOLUTION AUTHORIZING THE GENERAL REPAIR OF EIGHT (8) VACANT UNITS AT ALICE GRIFFITH CAL 1-18(4), PHASE II

* *

WHEREAS, the Authority has been allocated funds by HUD, as part of the Comprehensive Improvement Assistance Program (CIAP) for the repair of Authority owned vacant units; and

WHEREAS, there are eight (8) moderately to heavily damaged units at Alice Griffith; and

WHEREAS, the Executive Director has declared that delay in the repair of vacant units represent a threat to property and therefore is an emergency; and

WHEREAS, the Authority solicited bids for the repair of eight (8) units at Alice Griffith; and

WHEREAS, the following three bids were received from contractors Pre-Qualified by the Authority:

BIDDER	BID AMOUNT
European Home Design	$147,375.00
Angotti & Reilly Inc./T.E. Joo	$ 96,803.00
Agbayani Construction	$ 96,250.00

WHEREAS, Agbayani Construction Co. withdrew its bid; and

WHEREAS, Authority staff has evaluated the 2nd lowest bid and found the bid to be in compliance with all requirements of this bid proposal; and

WHEREAS, this bid is within the funding allocation;

NOW THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized and directed to execute a contract with Angotti & Reilly Inc/T.E. Joo Joint Venture on behalf of the Authority in the amount of:

$116,164.00
($96,803.00 + 20% contingency)

APPROVED AS TO FORM:

_____
GERALDINE CHAVIS
Legal Counsel

_____
Date

Commissioner Brooks moved to adopt Resolution No. 2929 and Commissioner Miller seconded the motion. Resolution No. 2929 was UNANIMOUSLY ADOPTED.

(b) RESOLUTION NO. 2930

RESOLUTION AUTHORIZING THE GENERAL REPAIR OF TWENTY (20) VACANT UNITS AT YERBA BUENA PLAZA EAST CAL 1-18 (2), PHASE II
* *

WHEREAS, the Authority has been allocated funds by HUD, as part of the Comprehensive Improvement Assistance Program (CIAP) for the repair of Authority owned vacant units; and

WHEREAS, there are twenty (20) moderately to heavily damaged units at Yerba Buena Plaza East; and

WHEREAS, the Executive Director has declared that delay in the repair of vacant units represent a threat to property and therefore is an emergency; and

WHEREAS, the Authority solicited bids for the repair of twenty (20) units at Yerba Buena Plaza East; and

WHEREAS, the following bids were received from contractors Pre-Qualified by the Authority:

BIDDER	BID AMOUNT
Lee Home Builder	$155,000.00
Angotti & Reilly Inc/T.E. Joo	$108,829.00
Agbayani Construction Co.	$100,000.00

WHEREAS, Authority staff has evaluated the low bid and found the bid to be in compliance with all requirements of the bid proposal; and

WHEREAS, the low bid received is within this funding allocation;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized and directed to execute a contract with Agbayani Construction Company on behalf of the Authority in the amount of:

$120,000.00
(100,000.00 + 20% contingency)

APPROVED AS TO FORM:

_____
GERALDINE CHAVIS
Legal Counsel

_____
Date

Commissioner Miller moved to adopt Resolution No. 2930 and Commissioner Westbrook seconded the motion. Resolution No. 2930 was UNANIMOUSLY ADOPTED.

(c) RESOLUTION NO. 2931

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO AMEND THE EXISTING AGREEMENT BETWEEN THE SAN FRANCISCO HOUSING AUTHORITY AND DAVID K. LOW AND ASSOCIATES, INC. MECHANICAL ENGINEERS, FOR ADDITIONAL ENGINEERING SERVICES REQUIRED FOR MODERNIZATION OF THE EXISTING BOILER PLANTS AT CAL 1-2, POTRERO TERRACE.

* *

WHEREAS, On June 2, 1986, the Housing Authority of the City and County of San Francisco entered into an agreement with David K. Low and Associates, Inc. for mechanical engineering services for ten (10) existing boiler plants at the CAL 1-2 Potrero Terrace Property; and

WHEREAS, Authority staff has determined that seven (7) additional boiler plants will require mechanical engineering services to assist Authority staff in providing optimum operating conditions with energy efficient and low maintenance operation; and

WHEREAS, the seven (7) additional boiler plants were not included in the aforementioned agreement with David K. Low and Associates, Inc.; and

WHEREAS, Authority staff recommends the amendment of David K. Low and Associates, Inc. agreement to include these seven (7) additional boiler plants, for the required engineering services; and

WHEREAS, David K. Low and Associates, Inc. has agreed to provide the required additional engineering services for an additional fee of $9,839; and

WHEREAS, funds have been appropriated in the 1984 Community Development Block Grant (CDBG) Program for this work;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO AS FOLLOWS:

1. The Executive Director is authorized to execute an amendment to the existing agreement with David K. Low and Associates, Inc. for the required engineering services for seven (7) additional boiler plants, for an additional fee of $9,839.

2. David K. Low's existing agreement fee be changed from $19,468 to $29,307.

3. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

_____
Legal Counsel

_____
Date

Vice President Chuck moved to adopt Resolution No. 2931 and Commissioner Brooks seconded the motion. Resolution No. 2931 was adopted by MAJORITY VOTE with one abstention from Commissioner Miller.

Commissioner Westbrook had some concerns regarding maintenance service of the elevators, especially those in the senior

buildings. Mr. Clay called on Mr. Al Nelson, Director of Facilities Management who gave a status report. There is a new contractor, Montgomery Elevator, handling service calls. Because they are new, response time is taking a little longer due to the fact that they do not have many of the parts in stock. Mr. Nelson stated that this will improve.

(d) PUBLIC HEARING - TENANT PARTICIPATION

Mr. Clay gave some background information on the relationship between PHTA and the Authority. The Commission, officers of PHTA and other tenants discussed the recent election/appointments of officers of PHTA; reviewed the bylaws to ascertain if the action conformed to the bylaws; discussed the concerns and problems of tenant involvement in all the developments; ascertained the importance of strong tenant associations throughout the developments in order to have a viable and working PHTA.

The following people in the audience participated in the discussion: Jan Allen, Jewel Green, Eva Mae Williams, Donnie Bell, Linda Williams, Michael Harris, Christine Neal, Thelma Kavanagh and other tenants.

In conclusion, taking the suggestion of Commissioner Miller, President Fussell appointed an ad hoc committee of the Commission to work with PHTA. The task of the committee is to meet with PHTA, review the current by-laws and report back to the full Commission with some recommendations of how the Commission and PHTA can work together effectively. President Fussell asked Commissioners Miller, Brooks and Westbrook to be on the committee.

12. ADJOURNMENT:

There being no further business to come before the Commission, the meeting of January 22 , 1987 was adjourned at 5:45 p.m.

JAMES G. FUSSELL, JR., President

James E. Clay

JAMES E. CLAY
Executive Director/Secretary

SAN FRANCISCO HOUSING AUTHORITY

1815 EGBERT AVENUE • SAN FRANCISCO, CALIFORNIA 94124 • TELEPHONE (415) 468-3800

Dianne Feinstein, *Mayor*
James G. Fussell, Jr., *President*
Reverend Harry Chuck, *Vice President*
Joan M. San Jule, *Commissioner*
Preston Cook, *Commissioner*
Betty Brooks, *Commissioner*
Elouise Westbrook, *Commissioner*
James McNamara, *Commissioner*

James E. Clay, *Executive Director/Secretary*

JANUARY 27, 1987

SF
H65
.4
1/11/87

PUBLIC NOTICE

DUE TO LINCOLN'S BIRTHDAY HOLIDAY, THE NEXT REGULARLY SCHEDULED MEETING OF THE COMMISSION WILL NOT BE HELD ON THURSDAY, FEBRUARY 12, 1987.

THE NEXT REGULARLY SCHEDULED MEETING WILL BE HELD ON WEDNESDAY, FEBRUARY 11, 1987 AT 4:00 P.M. AT 1815 EGBERT AVENUE, SAN FRANCISCO, CALIFORNIA.

James E. Clay

JAMES E. CLAY
Secretary/Executive Director

JEC:gb

DOCUMENTS DEPT.
FEB 6 1987
SAN FRANCISCO
PUBLIC LIBRARY

SF
H65
.1
2/11/87

REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION WILL BE HELD ON WEDNESDAY, FEBRUARY 11, 1987 4:00 P.M., 1815 EGBERT AVENUE, SAN FRANCISCO CALIFORNIA

T E N T A T I V E A G E N D A

* * * * * * * * * * * * * * * * * *

1. ROLL CALL:

   James G. Fussell, Jr., President
   Reverend Harry Chuck, Vice President
   Joan M. San Jule, Commissioner
   Betty Brooks, Commissioner
   Elouise Westbrook, Commissioner
   L. Kirk Miller, Commissioner
   James McNamara, Commissioner

2. VISITORS:

3. APPROVAL OF AGENDA:

4. APPROVAL OF MINUTES:

5. GENERAL COMMUNICATIONS:

6. REPORT OF SECRETARY:

DOCUMENTS DEPT.
FEB 6 1987
SAN FRANCISCO
PUBLIC LIBRARY

7. COMMITTEE REPORT:

8. REPORT OF COUNSEL:

9. TENANT REPRESENTATIVE REPORT:

10. UNFINISHED BUSINESS:

11. NEW BUSINESS:

   (a) Resolution - of Appreciation to Ms. Celestine Seals Employee of the Month - December 1986

   (b) Resolution - Authorizing Travel to Washington D.C. February 9, 1987 to Attend a Meeting of the Council of Large Public Housing Authorities

   (c) Resolution - Ratifying the Award of a Contract for the General Repair of Five (5) Vacant Units at Potrero Annex Cal 1-10 Phase III

   (d) Resolution - Ratifying the Award of a Contract for the General Repair of Four (4) Vacant Units at Hunters View Cal 1-18(3) and Four (4) Vacant Units at Hunters Point Cal 1-17 Phase I

New Business (cont.)

(e) Resolution - Ratifying the Award of a Contract for the General Repair of Six (6) Vacant Units at Alemany Cal 1-16, Phase I

(f) Resolution - Ratifying the Award of a Contract for the General Repair of Eight (8) Vacant Units at Potrero Terrace Cal 1-2 Phase II

(g) Resolution - Ratifying the Award of a Contract for the General Repair of Three (3) Vacant Units at 33 Harbor Road, 220 West Point Road and 222 West Point Road

(h) Resolution - Approving Write-Off of Vacated Tenant Accounts Receivable

12. ADJOURNMENT

James E. Clay

JAMES E. CLAY
Secretary/Executive Director

SF
H65
#3
2/11/87

HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Minutes

Regular Meeting Held:
Wednesday, February 11, 1987

1815 Egbert Avenue
San Francisco, CA

The Housing Authority of the City and County of San Francisco met in regular session at 1815 Egbert Avenue, San Francisco, California on Wednesday, February 11, 1987 at 4:00 p.m.

1. ROLL CALL:

The meeting was called to order by President Fussell at 4:00 p.m.

Roll Call found the following members to be:

PRESENT: James G. Fussell, Jr., President
Reverend Harry Chuck, Vice President
Joan San Jule, Commissioner
Betty Brooks, Commissioner
Elouise Westbrook, Commissioner
L. Kirk Miller, Commissioner
James McNamara, Commissioner

A quorum was present.

ALSO PRESENT: James E. Clay, Executive Director
Geraldine Chavis, Legal Counsel

DOCUMENTS DEPT.
FEB 24 1987
SAN FRANCISCO
PUBLIC LIBRARY

2. VISITORS:

Janelle Pierce, Westbrook Apts.
Christine Neal, Alice Griffith
Jan Allen, P.H.T.A.
Helen Mason, Sunnydale

3. APPROVAL OF AGENDA:

President Fussell requested that the agenda be amended to include items (i) through (n). These items were added on after the publicly announced agenda was sent out. It was necessary to put these items on the agenda after the agenda was prepared AND sent out. Commissioner McNamara moved to approve the agenda as amended and Vice President Chuck seconded the motion. The amended agenda of February 11, 1987 was UNANIMOUSLY APPROVED.

4. APPROVAL OF MINUTES:

Commissioner San Jule moved to approve the minutes of January 22, 1987 and Vice President Chuck seconded the motion. The minutes of January 22, 1987 were UNANIMOUSLY APPROVED.

5. GENERAL COMMUNICATIONS:

None

6. REPORT OF SECRETARY:

The Report of Secretary has been submitted in written form.

Mr. Clay reported on the status of labor negotiations. Agreements have been signed with the carpenters, painters and custodians. We now have agreements with plumbers, electricians and Local 790. We do not have a signed agreement with the laborers. President Fussell further reported on labor negotiation meetings with the Mayor's office. The two existing handymen employees will be maintained and will be called Maintenance Assistants. The Maintenance Assistants will be limited to work that is covered by the signed MOUs; they will not be doing work covered by plumbers or laborers unions.

Mr. Clay called attention to his memorandum regarding insurance and gave a brief status report. The CLPHA captive insurance group met last Monday, in Washington. The application is being finalized and will be filed on the 17th. It will take approximately 60 days to process that application. Liability and property insurance for the Authority expired February 1. On January 31, the Authority received quotes from the insurance broker for both liability and property insurance. Since liability insurance through CLPHA will not be available for 2 or 3 months, the Authority will need to proceed and do something about liability insurance. Mr. Clay is recommending delaying any action on property insurance, pending the CLPHA captive insurance.

7. COMMITTEE REPORT:

Site and Design Committee - Commissioner Miller stated that the Committee met February 4 and reviewed the status of vacant units and 440 Turk Street project. Expected occupancy date for 440 Turk is sometime in May.

Ad Hoc Tenant Relations Committee - Commissioner Miller stated that he, Commissioner Westbrook, and Commissioner Brooks met with PHTA, February 3. The purpose of the meeting was to review the bylaws and look at the organizational structure of PHTA. Commissioner Miller also recommended that PHTA set up some committees on By-Laws, Outreach, Nominating, etc. The Committee and PHTA will be holding future meetings to follow up.

8. REPORT OF COUNSEL:

Report of Counsel has been submitted in written form.

Counsel Chavis gave a brief update on the Brown Act amendments and how it will impact the Authority. She also summarized the status of litigation cases before the Authority.

9. TENANT REPRESENTATIVE REPORT:

Jan Allen, Acting President of PHTA, read the report of PHTA Activities.

10. UNFINISHED BUSINESS:

None

11. NEW BUSINESS:

(a) RESOLUTION NO. 2932

RESOLUTION OF APPRECIATION TO
MS. CELESTINE SEALS
EMPLOYEE OF THE MONTH - DECEMBER 1986
* * * * * * * * * * * * * * * * * * *

WHEREAS, the San Francisco Housing Authority extends its appreciation each month to an employee for an outstanding job performance; and

WHEREAS, Ms. Celestine Seals who works as a Secretary III in the Legal Department has demonstrated an outstanding performance for the nine (9) months that she has been with the Authority;

WHEREAS, Ms. Seals was selected based on her ability to work with others and under pressure to perform and complete a multitude of various assignments and to get everything done on time with extreme accuracy;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

The San Francisco Housing Authority and its Executive Director/Secretary express their appreciation and commendation to Ms. Celestine Seals as the December 1986 Employee of the Month.

/s/ James G. Fussell
James G. Fussell, Jr.
President

/s/ Harry Chuck
Reverend Harry Chuck
Vice President

/s/ Joan San Jule
Joan San Jule, Commissioner

/s/ Betty Brooks
Betty Brooks, Commissioner

/s/ Elouise Westbrook
Elouise Westbrook, Commissioner

/s/ L. Kirk Miller
L. Kirk Miller, Commissioner

/s/ James McNamara
James McNamara, Commissioner

/s/ James E. Clay
James E. Clay
Secretary/Executive Director

President Fussell read aloud Resolution No. 2932 and asked Ms. Celestine Seals to come forward and receive her commendation. The audience and commission applauded Ms. Seals for being selected the December 1986 Employee of the Month.

Vice President Chuck moved to adopt Resolution No. 2932 and Commissioner San Jule seconded the motion. Resolution No. 2932 was UNANIMOUSLY ADOPTED.

(b) RESOLUTION NO. 2933

RESOLUTION RATIFYING TRAVEL TO WASHINGTON D.C.
FEBRUARY 9, 1987 TO ATTEND A MEETING OF THE
COUNCIL OF LARGE PUBLIC HOUSING AUTHORITIES
* *

WHEREAS, the Council of Large Public Housing Authorities will be holding a meeting in Washington, D.C., on February 9, 1987; and

WHEREAS, the San Francisco Housing Authority is a member of the Council of Large Public Housing Authorities (CLPHA) and the Executive Director is a member of the Public Housing Authority Captive Insurance Organizing Committee; and

WHEREAS, the CLPHA insurance group is continuing to work toward the development of a private insurance group for public housing authorities and this meeting will deal with committee training and also a determination should be made as to whether this venture will become a reality;

WHEREAS, this Authority deems that the attendance of the Executive Director to this conference is important and essential to the Authority's conduct of its low-rent housing program;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. That travel by the Executive Director to Washington D.C. for the purpose of attending the CLPHA meeting is hereby ratified;

2. That travel be in conformance with the rules and regulations of the travel policy of this Atuhority;

3. That this resolution shall become effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis, Legal Counsel

Date: _____

Commissioner San Jule moved to adopt Resolution No. 2933 and Vice President Chuck seconded the motion. Resolution No. 2933 was UNANIMOUSLY ADOPTED.

For purposes of discussion and the vote, items (c) through (g) were combined.

(c) RESOLUTION NO. 2934

RESOLUTION RATIFYING THE AWARD OF A CONTRACT FOR THE GENERAL REPAIR OF FIVE (5) VACANT UNITS AT POTRERO ANNEX CAL 1-10 PHASE III

* *

WHEREAS, the Authority has been allotted funds by HUD, as part of the Comprehensive Improvement Assistance Program, (CIAP) for the repair of Authority owned vacant units; and

WHEREAS, there are five (5) heavily damaged units at Potrero Annex; and

WHEREAS, the Executive Director has declared that delay in the repair of vacant units represents a threat to property and therefore is an EMERGENCY; and

WHEREAS, the Authority solicited bids for the repair of these five (5) units at Potrero Annex; and

WHEREAS, the following three bids were received from contractors pre-qualified by the Authority:

BIDDER	BID AMOUNT
European Home Design	$135,000.00
Angotti & Reilly/T.E. Joo	$142,000.00
Berrios Construction	$146,961.00

WHEREAS, Authority staff has evaluated the low bid and found the bid to be in compliance with all requirements of the bid proposal; and

WHEREAS, this bid is within this funding allocation;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized and directed to execute a contract with European Home Design on behalf of the Authority in the amount of:

$162,000.00
($135,000.00 + 20% contingency)

APPROVED AS TO FORM:

_____
Legal Counsel

DATED: 2/4/87

(d) RESOLUTION NO. 2935

RESOLUTION RATIFYING THE AWARD OF A CONTRACT FOR THE GENERAL REPAIR OF FOUR (4) VACANT UNITS AT HUNTERS VIEW CAL 1-18(3) AND FOUR (4) VACANT UNITS AT HUNTERS POINT CAL 1-17 PHASE I

* *

WHEREAS, the Authority has been allotted funds by HUD, as part of the Comprehensive Improvement Assistance Program, (CIAP) for the repair of Authority owned vacant units; and

WHEREAS, there are four (4) heavily damaged units at Hunters View and Hunters Point; and

WHEREAS, the Executive Director has declared that delay in the repair of vacant units represents a threat to property and therefore is an EMERGENCY; and

WHEREAS, the Authority solicited bids for the repair of these eight (8) vacant units; and

WHEREAS, the following three bids were received from contractors pre-qualified by the Authority:

BIDDER	BID AMOUNT
G. E. Construction Co.	$105,000.00
Transworld Construction Co.	$109,980.00
Millard Tong construction	$ 98,600.00

WHEREAS, Authority staff has evaluated the low bid and found the bid to be in compliance with all requirements of the bid proposal; and

WHEREAS, this bid is within this funding allocation;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized and directed to execute a contract with Millard Tong Construction on behalf of the Authority in the amount of:

$118,320.00
($98,600.00 + 20% contingency)

APPROVED AS TO FORM:

_____
Legal Counsel

DATED: 2/4/87

(e) RESOLUTION NO. 2936

RESOLUTION RATIFYING THE AWARD OF A CONTRACT FOR THE GENERAL REPAIR OF SIX (6) VACANT UNITS AT ALEMANY CAL 1-16, PHASE I

* *

WHEREAS, the Authority has been allotted funds by HUD, as part of the Comprehensive Improvement Assistance Program, (CIAP) for the repair of Authority owned vacant units; and

WHEREAS, there are six (6) heavily damaged units at Alemany; and

WHEREAS, the Executive Director has declared that delay in the repair of vacant units represents a threat to property and therefore is an EMERGENCY; and

WHEREAS, the Authority solicited bids for the repair of these six (6) vacant units; and

WHEREAS, the following three bids were received from contractors pre-qualified by the Authority:

BIDDER	BID AMOUNT
Garraway & Associates	$51,000.00
Ernie Lowe & Sons Construction Co.	$63,000.00
G.E. Construction Co.	$54,485.00

WHEREAS, Authority staff has evaluated the low bid and found the bid to be in compliance with all requirements of the bid proposal; and

WHEREAS, this bid is within this funding allocation;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized and directed to execute a contract with Garraway & Associates on behalf of the Authority in the amount of:

$61,000.00
($51,000.00 + 20% contingency)

APPROVED AS TO FORM:

_____
Legal Counsel

Dated: 2/4/87

(f) RESOLUTION NO. 2937

RESOLUTION RATIFYING THE AWARD OF A CONTRACT
FOR THE GENERAL REPAIR OF EIGHT (8)
VACANT UNITS AT POTRERO TERRACE CAL 1-2 PHASE II
* *

WHEREAS, the Authority has been allotted funds by HUD, as part of the Comprehensive Improvement Assistance Program, (CIAP) for the repair of Authority owned vacant units; and

WHEREAS, there are eight (8) heavily damaged units at Potrero Terrace; and

WHEREAS, the Executive Director has declared that delay in the repair of vacant units represents a threat to property and therefore is an EMERGENCY; and

WHEREAS, the Authority solicited bids for the repair of these eight (8) vacant units; and

WHEREAS, the following three bids were received from contractors pre-qualified by the Authority:

BIDDER	BID AMOUNT
T.S.M. Construction Co.	NO BID
Oasis Homes	NO BID
D. Vida Construction & Painting Co.	$56,977.00

WHEREAS, Authority staff has evaluated the low bid and found the bid to be in compliance with all requirements of the bid proposal; and

WHEREAS, this bid is within this funding allocation.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized and directed to execute a contract with D.Vida Construction & Painting Co. on behalf of the Authority in the amount of:

$68,372.00
($56,977.00 + 20% contingency)

APPROVED AS TO FORM:

_____
Legal Counsel

Date: 2/4/87

(g) RESOLUTION NO. 2938

RESOLUTION RATIFYING THE AWARD OF A CONTRACT FOR THE GENERAL REPAIR OF THREE (3) VACANT UNITS AT 33 HARBOR ROAD, 220 WEST POINT ROAD AND 222 WEST POINT ROAD

* *

WHEREAS, the Authority has been allotted funds by HUD, as part of the Comprehensive Improvement Assistance Program, (CIAP) for the repair of Authority owned vacant units; and

WHEREAS, there are three (3) heavily damaged units at the above referenced sites; and

WHEREAS, the Executive Director has declared that delay in the repair of vacant units represents a threat to property and therefore is an EMERGENCY; and

WHEREAS, the Authority solicited bids for the repair of these three (8) vacant units; and

WHEREAS, the following four bids were received from contractors pre-qualified by the Authority:

BIDDER	BID AMOUNT
European Home Design	$115,000.00
Angotti & Reilly/T.E. Joo	$155,884.00
Berrios Construction	$118,507.00
Millard Tong Construction	$129,970.00

WHEREAS, Authority staff has evaluated the low bid and found the bid to be in compliance with all requirements of the bid proposal; and

WHEREAS, this bid is within this funding allocation;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized and directed to execute a contract with European Home Design on behalf of the Authority in the amount of:

$138,000.00
($115,000.00 + 20% contingency)

APPROVED AS TO FORM:

_____
Legal Counsel

Dated: 2/4/87

Commissioner Brooks moved to adopt Resolutions No. 2934, No. 2935, No. 2936, No. 2937, and No. 2938 and Commissioner San Jule seconded the motion. Resolutions No. 2934, No. 2935, No. 2936, No. 2937, and No. 2938 were UNANIMOUSLY ADOPTED.

(h) RESOLUTION NO. 2939

RESOLUTION APPROVING WRITE-OFF OF
VACATED TENANT ACCOUNTS RECEIVABLE
* * * * * * * * * * * * * * * * * * *

WHEREAS, HUD Handbook 7511.1, Chapter 11, Section 1, details procedures relative to the write-offs of Tenant Accounts Receivable; and

WHEREAS, the Handbook requires that the write-offs of Tenant Accounts Receivable must be approved by the Board of Commissioners or by a designated official to whom such authority has been delegated by resolution of the Board of Commissioners; and

WHEREAS, the Board of Commissioners is authorized by Resolution No. 2784, dated Februry 27, 1986 to write off vacated accounts;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. Vacated accounts are approved for write-off as follows:

For the first quarter of Fiscal Year 1986-87

Debit Balances	$61,809.70
Credit Balances	$ 9,069.70

APPROVED AS TO FORM:

Geraldine L. Chavis, Legal Counsel

Date: 1/21/87

Vice President Chuck moved to adopt Resolution No. 2939 and Commissioner Brooks seconded the motion. Resolution No. 2939 was UNANIMOUSLY ADOPTED.

(i) RESOLUTION NO. 2940

RESOLUTION RATIFYING TRAVEL TO
LAS VEGAS, NEVADA ON JANUARY 27, 1987
TO VISIT THE LAS VEGAS HOUSING AUTHORITY
* *

WHEREAS, the Department of Housing and Urban Development has agreed to permit the San Francisco Housing Authority to reprogram Comprehensive Improvement Assistance Program funds to purchase the necessary equipment to move to a micro-P.C. based computer system which will lead to the integrated system this Authority needs in order to operate efficiently and effectively; and

WHEREAS, the Department of Housing and Urban Development has identified the Las Vegas Housing Authority as an Authority with a similar system and plans were made to make a site visit to review the Las Vegas Housing Authority's Management Information System; and

WHEREAS, this Authority deems that the Executive Director's visit to view the Las Vegas Housing Authority's Management Information System is important and essential to the Authority's conduct of its low-rent housing program;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director's travel to Las Vegas, Nevada on January 27, 1987 for the purpose of visiting the Las Vegas Housing Authority is hereby ratified.

2. Travel be in conformance with the rules and regulations of the travel policy of this Authority.

3. This resolution shall become effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis, Legal Counsel

Date: _____

Commissioner Westbrook moved to adopt Resolution No. 2940 and Commissioner Brooks seconded the motion. Resolution No. 2940 was UNANIMOUSLY ADOPTED.

(j) RESOLUTION NO. 2941

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A MEMORANDUM OF UNDERSTANDING WITH SERVICE EMPLOYEES INTERNATIONAL UNION LOCAL 790

* *

WHEREAS, the Authority, in the interest of strengthening and improving the meeting and conferring process with SEIU Local 790, reached agreements on issues related to wages, hours of work and working conditions for members of the bargaining unit; and

WHEREAS, the agreements reached between the Union and the Authority will provide a basis for improving the work life of our employees and services to our residents:

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Commission approves the Memorandum of Understanding with SEIU Local 790.

2. The Executive Director is hereby authorized to execute this Memorandum of Understanding to be effective October 1, 1986 through September 30, 1987.

3. That this resolution shall become effective immediately.

APPROVED AS TO FORM:

Geraldine L. Chavis, Counsel

Date: 2/10/87

Vice President Chuck moved to adopt Resolution No. 2941 and Commissioner Brooks seconded the motion. Resolution No. 2941 was UNANIMOUSLY ADOPTED.

(k) RESOLUTION NO. 2942

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A MEMORANDUM OF UNDERSTANDING WITH THE UNITED ASSOCIATION OF JOURNEYMEN AND APPRENTICES OF PLUMBING AND PIPE FITTING INDUSTRY UNION, LOCAL NO. 38

* *

WHEREAS, the Authority, in the interest of strengthening and improving the meeting and conferring process with Plumbers, Local No. 38, reached agreements on issues related to wages, hours of work and working conditions for members of the bargaining unit; and

WHEREAS, the agreements reached between the Union and the Authority will provide a basis for improving the work life of our employees and services to our residents;

NOW, THEREFORE, BE IT RESOLVED BY THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Commission approves the Memorandum of Understanding with Plumbers, Local No. 38.

2. The Executive Director is hereby authorized to execute

this Memorandum of Understanding to be effective October 1, 1986 through September 30, 1987.

3. That this resolution shall become effective immediately.

APPROVED AS TO FORM:

Geraldine L. Chavis, Counsel

Date: 2/11/87

Discussion on apprenticeship programs through the various unions and the handyman concept. Ms. Helen Mason, Sunnydale, expressed her support of the handyman position.

Commissioner Brooks moved to adopt Resolution No. 2942 and Commissioner San Jule seconded the motion. Resolution No. 2942 was UNANIMOUSLY ADOPTED.

(1) RESOLUTION NO. 2943

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A MEMORANDUM OF UNDERSTANDING WITH THE INTERNATIONAL BROTHERHOOD OF ELECTRICAL WORKERS UNION, LOCAL NO. 6

* *

WHEREAS, the Authority, in the interest of strengthening and improving the meeting and conferring process with IBEW, Local No. 6, reached agreements on issues related to wages, hours of work and working conditions for members of the bargaining unit; and

WHEREAS, the agreements reached between the Union and the Authority will provide a basis for improving the work life of our employees and services to our residents:

NOW, THEREFORE, BE IT RESOLVED BY THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Commission approves the Memorandum of Understanding with IBEW, Local No. 6.

2. The Executive Director is hereby authorized to execute this Memorandum of Understanding to be effective October 1, 1986 through September 30, 1987.

3. That this resolution shall become effective immediately.

APPROVED AS TO FORM:

Geraldine L. Chavis, Counsel

Date: 2/11/87

Vice President Chuck moved to adopt Resolution No. 2943 and Commissioner San Jule seconded the motion. Resolution No. 2943 was UNANIMOUSLY ADOPTED.

(m) RESOLUTION NO. 2944

RESOLUTION AUTHORIZING CHANGE ORDER TO
RUCKER-FULLER CONTRACT FOR 440 TURK STREET
OPEN PLAN FURNISHINGS INSTALLATION
* *

WHEREAS, Rucker-Fuller, the Contractor for open plan work stations, provided an open plan office layout in accordance to the design requirements of the Housing Authority's staffing plan and job functions requirements; and

WHEREAS, the cost of said staffing plan exceeded the original estimated quantities by a contract price differential of $27,095.16; and

WHEREAS, this price differential has been determined to be fair and accurate in accordance with the original proposal by Rucker-Fuller; and

WHEREAS, Funds for the proposed contract increase is provided in the HUD Turnkey Project Budget, Line 1475.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Change Order No. G-1 for the contract with Rucker-Fuller is approved for an amount increase of $27,095.16.

2. The Executive Director is authorized to execute said contract change order.

3. This Resolution becomes effective immediately.

APPROVED AS TO FORM:

_____
GERALDINE CHAVIS
Legal Counsel

_____
Date

Commissioner Miller moved to adopt Resolution No. 2944 and Vice President Chuck seconded the motion. Resolution No. 2944 was UNANIMOUSLY ADOPTED.

(n) RESOLUTION NO. 2945

RESOLUTION AUTHORIZING PURCHASE OF MISCELLANEOUS
FURNISHINGS FOR 440 TURK STREET OFFICE SPACES
* *

WHEREAS, the Housing Authority of the City and County of San Francisco, plans to recommence operations of its administrative facilities in the new structure at 440 Turk Street; and

WHEREAS, this Authority intends to refurnish its work spaces with new chairs, tables, files and similar furnishings; and

WHEREAS, the HUD Turnkey Project Budget, line 1475, includes funding for the purchase of new workstations and miscellaneous furnishings sufficient to cover a total additional uncommitted expenditure of $ 69,843.66; and

WHEREAS, this Authority has secured either informal competitive proposals or assured purchase prices equal to or less than GSA contract prices for all such miscellaneous furnishings;

THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO AS FOLLOWS:

1. The Executive Director is authorized to make purchases for new chairs, tables, files and similar furnishings for the new office facilities up to $69,843.66.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

_____
Legal Counsel

_____
Date

Commissioner Westbrook wanted to be apprised of the plans for the interior of 440 Turk Street. Mr. Clay stated that at the next meeting the furniture design and layout of 440 Turk Street will be brought before the Commission for review. There are also security matters that need to be discussed.

Vice President Chuck moved to adopt Resolution No. 2945 and Commissioner San Jule seconded the motion. Resolution No. 2945 was UNANIMOUSLY ADOPTED.

VISITORS: Mr. Clay called on the following visitor who wished to address the Commission: Janelle Pierce, Westbrook Apartments - discussed the apprenticeship program and also concerned about the oil slick in the parking lot in her area.

12. ADJOURNMENT:

There being no further business to come before the Commission, the meeting of February 11, 1987 was adjourned at 5:40 p.m.

_____
JAMES G. FUSSELL, JR., President

James E. Clay
JAMES E. CLAY
Executive Director/Secretary

SAN FRANCISCO HOUSING AUTHORITY

1815 EGBERT AVENUE • SAN FRANCISCO, CALIFORNIA 94124 • TELEPHONE (415) 468-3800

Dianne Feinstein, *Mayor*
James G. Fussell, Jr., *President*
Reverend Harry Chuck, *Vice President*
Joan M. San Jule, *Commissioner*
Preston Cook, *Commissioner*
Betty Brooks, *Commissioner*
Elouise Westbrook, *Commissioner*
James McNamara, *Commissioner*

James E. Clay, *Executive Director/Secretary*

FEBRUARY 23, 1987

SF
H65
4
1/26/87

PUBLIC NOTICE

THE REGULARLY SCHEDULED MEETING OF THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO WILL BE HELD AT 4:00 P.M., THURSDAY, FEBRUARY 26, 1987 AT 1815 EGBERT STREET, SAN FRANCISCO, CALIFORNIA.

James E Clay

JAMES E. CLAY
Secretary/Executive Director

JEC:gb

DOCUMENTS DEPT.
FEB 24 1987
SAN FRANCISCO
PUBLIC LIBRARY

SF
465
#1
1/26/87

REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION WILL BE HELD ON THURSDAY, FEBRUARY 26, 1987 4:00 P.M., 1815 EGBERT AVENUE, SAN FRANCISCO CALIFORNIA

T E N T A T I V E A G E N D A

* * * * * * * * * * * * * * * * *

1. ROLL CALL:

   James G. Fussell, Jr., President
   Reverend Harry Chuck, Vice President
   Joan M. San Jule, Commissioner
   Betty Brooks, Commissioner
   Elouise Westbrook, Commissioner
   L. Kirk Miller, Commissioner
   James McNamara, Commissioner

2. VISITORS:

3. APPROVAL OF AGENDA:

DOCUMENTS DEPT.
FEB 24 1987
SAN FRANCISCO
PUBLIC LIBRARY

4. APPROVAL OF MINUTES:

5. GENERAL COMMUNICATIONS:

6. REPORT OF SECRETARY:

7. COMMITTEE REPORT:

8. REPORT OF COUNSEL:

9. TENANT REPRESENTATIVE REPORT:

10. UNFINISHED BUSINESS:

11. NEW BUSINESS:

   (a) Resolution - of Appreciation to Ms. Effie Robinson upon Her Retirement from the San Francisco Housing Authority

   (b) Resolution - Approving the Utilization of Sick Leave Accrued by Mr. John T. Evans, Sr. as an Administrative Staff Member of the San Francisco Housing Authority

   (c) Resolution - Approving the Revised San Francisco Housing Authority Personnel Policies and Procedures

   (d) Resolution - Authorizing the Award of a Contract for the Gas Line Replacement at Bernal Dwellings, CAL 1-3;

   (e) Resolution - Authorizing the Award of Contract for the Gas Line Replacement at Valencia Gardens, CAL 1-4

   (f) Resolution - Authorizing the Award of a Contract for the Gas Line Replacement at Potrero Annex, CAL 1-10

New Business (cont.)

(g) Resolution - Authorizing the Award of a Contract for the Gas Line Replacement at North Beach, CAL 1-11

(h) Resolution - Authorizing the Award of a Contract for the Gas Line Replacement at Alemany, CAL 1-16

(i) Resolution - Authorizing the Award of a Contract for the Gas Line Replacement at Hayes Valley, CAL 1-18(7)

(j) Resolution - Authorizing the Executive Director to Enter into a Contract with Pacific Gas and Electric Company for the Replacement of Underground Gas Pipes at Bernal Dwellings, Potrero Annex, Valencia Gardens, North Beach, Alemany and Hayes Valley with PG and E Installed and Owned Systems

(k) Resolution - Authorizing the Award of a Contract for the Roof Covering Replacement at Hunters View, CAL 1-18(3).

(l) Resolution - Authorizing the Executive Director to Submit a Preliminary Application for 1987 Comprehensive Improvement Assistance Program Funds from the Department of Housing and Urban Development

(m) Resolution - Authorizing the Selection of a Consultant to Develop Utility Allowances for the Authority

(n) Resolution - Authorizing Replacement of the Intercom System at Rosa Parks, CAL 1-18(5)

(o) Resolution - Authorizing the Award of Contract for the Installation of Metal Doors and Plates to Secure Meter and Storage Rooms at Potrero Terrace, CAL 1-2

(p) Resolution - Authorizing Expenditure for Printing the Annual Report

(q) Briefings - Plaza West Development
440 Turk Street

12. ADJOURNMENT:

James E. Clay

JAMES E. CLAY
Secretary/Executive Director

SF
H65
#3
2/26/87

HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Minutes

Regular Meeting Held:
Thursday, February 26, 1987

1815 Egbert Avenue
San Francisco, CA

The Housing Authority of the City and County of San Francisco met in regular session at 1815 Egbert Avenue, San Francisco, California on Thursday, February 26, 1987 at 4:00 p.m.

1. ROLL CALL:

The meeting was called to order by President Fussell at 4:00 p.m.

Roll Call found the following members to be:

PRESENT: James G. Fussell, Jr., President
Reverend Harry Chuck, Vice President (arrived 4:07)
Joan San Jule, Commissioner
Betty Brooks, Commissioner
Elouise Westbrook, Commissioner
L. Kirk Miller, Commissioner (arrived 4:30)
James McNamara, Commissioner

A quorum was present.

ALSO PRESENT: James E. Clay, Executive Director
Patricia A. Hall, Assistant Legal Counsel

2. VISITORS:

Judy Bennett
Vanessa Palmare
Robert Speer
Mary Randall
Denis M. Martin, PHTA

DOCUMENTS DEPT.
MAR 9 1987
SAN FRANCISCO
PUBLIC LIBRARY

3. APPROVAL OF AGENDA:

Commissioner Brooks moved to approve the agenda of February 26, 1987 and Commissioner Westbrook seconded the motion. The agenda of February 26, 1987 was UNANIMOUSLY APPROVED.

4. APPROVAL OF MINUTES:

Commissioner Brooks moved to approve the minutes of February 11, 1987 and Commissioner Westbrook seconded the motion. The minutes of February 11, 1987 were UNANIMOUSLY APPROVED.

5. GENERAL COMMUNICATIONS:

Mr. Clay passed around a plaque that the Authority received from the Northern California - Nevada PHA Director's Association. The Authority was awarded the plaque for Outstanding Cost Saving - Resource Development Activity.

6. REPORT OF SECRETARY:

The Report of Secretary has been distributed in written form. Mr. Clay also called attention to the Report on Elevators. Staff will give a briefing at the next Commission meeting on the status of the elevators. He asked the Commission to review the report that was distributed.

7. COMMITTEE REPORT:

Personnel Committee - Vice President Chuck reported that the Committee met February 17, 1987 to review the revised Personnel Policies and Procedures and a resolution regarding sick leave for a non-administrative employee transferring from an administrative position. Both items are on the agenda under new business.

8. REPORT OF COUNSEL:

The Report of Counsel has been distributed in written report. Ms. Pat Hall, Assistant Legal Counsel, stated that she had nothing further to report.

9. TENANT REPRESENTATIVE REPORT:

Janelle Pierce, Treasurer of PHTA, distributed and read the Report of PHTA Activities. Commissioner McNamara commended Ms. Pierce for the very well-written report.

10. UNFINISHED BUSINESS:

None

11. NEW BUSINESS:

(a) RESOLUTION NO. 2946

RESOLUTION OF APPRECIATION TO
MS. EFFIE ROBINSON UPON HER RETIREMENT
FROM THE SAN FRANCISCO HOUSING AUTHORITY
* *

WHEREAS, Ms. Effie Robinson on February 27, 1987 will retire as Director of Special Programs for Housing Management after having served with the Authority for 23 years; and

WHEREAS, Ms. Robinson was initially employed on April 1, 1964 as Director of Human Relations and Social Services Officer; and

WHEREAS, Ms. Robinson is noted for her understanding of the needs of the community and has always expressed great concern for the well-being of the residents of public housing; and

WHEREAS, during her career in public housing, Ms. Robinson has gained the respect of the Commission of this Authority, her fellow employees and her professional colleagues for her loyalty, efficiency and dedicated service;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO that at its meeting this 26th day of February, 1987, we hereby express our sincere thanks and deepest appreciation to Ms. Effie Robinson.

/s/ James G. Fussell
James G. Fussell, Jr.
President

/s/ Harry Chuck
Reverend Harry Chuck
Vice President

/s/ Joan San Jule
Joan San Jule, Commissioner

/s/ Betty Brooks
Betty Brooks, Commissioner

/s/ Elouise Westbrook
Elouise Westbrook, Commissioner

/s/ L. Kirk Miller
L. Kirk Miller, Commissioner

/s/ James McNamara
James McNamara, Commissioner

/s/ James E. Clay
James E. Clay
Secretary/Executive Director

President Fussell read aloud Resolution No. 2946. Mr. Clay stated that Ms. Effie Robinson would not be present to receive her commendation.

Commissioner Westbrook moved to adopt Resolution No. 2946 and Commissioner San Jule seconded the motion. Resolution No. 2946 was UNANIMOUSLY ADOPTED.

(b) RESOLUTION NO. 2947

RESOLUTION APPROVING THE UTILIZATION OF SICK LEAVE ACCRUED BY MR. JOHN T. EVANS, SR. AS AN ADMINISTRATIVE STAFF MEMBER OF THE SAN FRANCISCO HOUSING AUTHORITY

* *

WHEREAS, the San Francisco Housing Authority provides sick leave as a benefit for administrative employees, but does not provide this benefit for non-administrative employees; and

WHEREAS, from May 12, 1973 until March 31, 1986, Mr. John T. Evans, Sr. served in various capacities as an administrative employee of the San Francisco Housing Authority; and

WHEREAS, on April 2, 1986, Mr. Evans was transferred to the non-administrative position of General Carpenter Foreman; and

WHEREAS, at the time of his transfer, Mr. Evans had accrued 432.865 hours of sick leave; and

WHEREAS, since his transfer, Mr. Evans has been allowed to utilize 48 hours of sick leave accrued while an administrative employee; and

WHEREAS, Mr. Evans wishes to continue to be able to utilize sick leave accrued while an administrative employee of the Authority; and

WHEREAS, the personnel policies and procedures do not address the issue of disposition of sick leave when an employee transfers from an administrative position to a non-administrative position;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. Mr. John T. Evans, Sr. be allowed to utilize unused sick leave accrued while an administrative employee of the Authority;

2. Mr. Evans be paid for any sick leave he utilizes at his last rate of pay as an administrative employee;

3. Those provisions of the personnel policies and procedures related to the utilization of sick leave be amended to preclude, in the future, the utilization by non-administrative employees of sick leave accrued while serving in administrative positions; and

4. This resolution shall become effective immediately.

APPROVED AS TO FORM:

Geraldine L. Chavis, Legal Counsel

Date: February 23, 1987

Commissioner Brooks moved to adopt Resolution No. 2947 and Vice President Chuck seconded the motion. Resolution No. 2947 was UNANIMOUSLY ADOPTED.

(c) RESOLUTION NO. 2948

RESOLUTION APPROVING THE REVISED
SAN FRANCISCO HOUSING AUTHORITY
PERSONNEL POLICIES AND PROCEDURES
* * * * * * * * * * * * * * * * * *

WHEREAS, the San Francisco Housing Authority peronnel policies and procedures were last revised in 1981; and

WHEREAS, since the last revision of the personnel policies and procedures, substantial changes have occurred in the management of the Authority, the Authority's relationship to the unions with which it has agreements, and those statutes and regulations pertaining to the administration of the personnel function; and

WHEREAS, the personnel policies and procedures have been revised to reflect such changes;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Commission approves the revised San Francisco Housing Authority personnel policies and procedures;

2. The Executive Director is hereby authorized to implement the personnel policies and procedures;

3. This resolution shall become effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis, Legal Counsel

Date: _____

Commissioner San Jule moved to adopt Resolution No. 2948 and Commissioner Brooks seconded the motion Resolution No. 2948 was UNANIMOUSLY ADOPTED.

For purposes of discussion and the vote items (d) through (i) were combined.

(d) RESOLUTION NO. 2949

RESOLUTION AUTHORIZING AWARD OF CONTRACT FOR GAS LINE REPLACEMENT AT BERNAL DWELLINGS, CAL 1-5

* *

WHEREAS, on January 30, 1987, this Authority advertised for bids for the replacement of gas lines at Bernal Dwellings, CAL 1-5, to eliminate serious gas leaks at that project; and

WHEREAS, on February 24, 1987, the following bids were received and publicly opened and read aloud:

Bidder	Bid Amount
E. Mitchell, Inc.	$74,960.00
N.V. Heathorn, Inc.	$97,485.00

WHEREAS, Authority staff has evaluated the low bid and found the bid to be in compliance with all requirements of the bid proposal; and

WHEREAS, HUD has agreed to provide sufficient funding from the CA-1-909 Comprehensive Improvement Assistance Program allocation to complete this work.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. That a contract for the work be awarded to E. Mitchell, Inc. in the amount of $74,960.00.

2. That the Secretary/Executive Director is authorized and directed to execute a contract with the above mentioned contractor on behalf of this Authority.

APPROVED AS TO FORM:

_____

GERALDINE CHAVIS, Legal Counsel

Dated: _____

(e) RESOLUTION NO. 2950

RESOLUTION AUTHORIZING AWARD OF CONTRACT FOR THE GAS LINE REPLACEMENT AT VALENCIA GARDENS, CAL 1-4

* *

WHEREAS, on January 29, 1987, this Authority advertised for bids for the replacement of gas lines at Valencia Gardens, CAL 1-4, to eliminate serious gas leaks at that project; and

WHEREAS, on February 19, 1987, the two following bids were received and publicly opened and read aloud:

Bidder	Bid Amount
E. Mitchell, Inc.	$113,865.00
N.V. Heathorn, Inc.	$139,657.00

WHEREAS, the Authority staff has evaluated the low bid and found the bid to be in compliance with all requirements of the bid proposal; and

WHEREAS, HUD has agreed to provide sufficient funding from the CA-1-913 Comprehensive Improvement Assistance Program allocation to complete this work.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. That a contract for the work be awarded to E. Mitchell, Inc. in the amount of $113,865.00.

2. That the Executive Director/Secretary is authorized and directed to execute a contract with the above mentioned contractor on behalf of this Authority.

APPROVED AS TO FORM:

_____
GERALDINE CHAVIS, Legal Counsel

Dated: _____

(f) RESOLUTION NO. 2951

RESOLUTION AUTHORIZING AWARD OF CONTRACT FOR THE GAS LINE REPLACEMENT AT POTRERO ANNEX, CAL 1-10

* *

WHEREAS, on January 30, 1987, this Authority advertised for bids for the replacement of gas lines at Potrero Annex, CAL 1-10, to eliminate serious gas leaks at that project; and

WHEREAS, on February 24, 1987, the three following bids were received and publicly opened and read aloud:

Bidder	Bid Amount
Angotti & Reilly	$ 62,300
N. V. Heathorn	$ 97,233
E. Mitchell, Inc.	$163,670

WHEREAS, the apparent low bidder Agnotti and Reilly subsequently has contacted the Authority and has withdrawn their bid due to a clerical error; and

WHEREAS, the second low bidder N. V. Heathorn, Inc. is in compliance with all requirements of the bid proposal; and

WHEREAS, HUD has agreed to provide sufficient funding from the CA-1-909 Comprehensive Improvement Assistance Program allocation to complete this work.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. That a contract be awarded to N. V. Heathorn, Inc. in the amount of $97,233.00.

2. That the Executive Director/Secretary is authorized and directed to execute a contract with the above mentioned contractor on behalf of this Authority.

APPROVED AS TO FORM:

_____
GERALDINE CHAVIS, Counsel

_____
Date

(g) RESOLUTION NO. 2952

RESOLUTION AUTHORIZING AWARD OF CONTRACT FOR THE GAS LINE REPLACEMENT AT NORTH BEACH, CAL 1-11

* *

WHEREAS, on February 10, 1987, this Authority advertised for bids for the replacement of gas lines at North Beach, CAL 1-11, to eliminate serious gas leaks at that project; and

WHEREAS, on February 25, 1987, the three following bids were received and publicly opened and read aloud:

Bidder	Bid Amount
Ayoob and Perry	$60,438.00
N.V. Heathorn, Inc.	$81,445.00
E. Mitchell, Inc.	$99,648.00

WHEREAS, Authority staff has evaluated the low bid and found the bid to be in compliance with the requirements of the bid proposal; and

WHEREAS, HUD has agreed to provide sufficient funding from the CA-1-909 Comprehensive Assistance Program allocation to complete this work.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. That a contract for the work be awarded to Ayoob and Perry in the amount of $60,438.

2. That the Secretary/Executive Director is authorized and directed to execute a contract with the above mentioned contractor on behalf of this Authority.

APPROVED AS TO FORM:

_____
GERALDINE CHAVIS, Counsel

_____
Date

(h) RESOLUTION NO. 2953

RESOLUTION AUTHORIZING AWARD OF CONTRACT FOR THE THE GAS LINE REPLACEMENT AT ALEMANY, CAL 1-16
* *

WHEREAS, on January 29, 1987, this Authority advertised for bids for the replacement of gas lines at Alemany, CAL 1-16, to eliminate serious gas leaks at that project; and

WHEREAS, on February 24, 1987, the three following bids were received and publicly opened and read aloud:

Bidder	Bid Amount
Smith and Denison	$ 89,950.00
E. Mitchell, Inc.	$120,590.00
N.V. Heathorn, Inc.	$132,096.00

WHEREAS, Authority staff has evaluated the low bid and found the bid to be in compliance with all requirements of the bid proposal; and

WHEREAS, HUD has agreed to provide sufficient funding from the CA-1-913 Comprehensive Improvement Assistance Program allocation to complete this work.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. That a contract for the work be awarded to Smith and Denison in the amount of $89,950.00.

2. That the Executive Director/Secretary is authorized and directed to execute a contract with the above mentioned contractor on behalf of this Authority.

APPROVED AS TO FORM:

_____
GERALDINE CHAVIS, Legal Counsel

Date: _____

(i) RESOLUTION NO. 2954

RESOLUTION AUTHORIZING AWARD OF CONTRACT FOR THE GAS LINE REPLACEMENT AT HAYES VALLEY, CAL 1-18(7)
* *

WHEREAS, on January 30, 1987, this Authority advertised for bids for the replacement of gas lines at Hayes Valley, CAL 1-18(7), to eliminate serious gas leaks at that project; and

WHEREAS, on February 24, 1987, the two following bids were received and publicly opened and read aloud:

Bidder	Bid Amount
N. V. Heathorn, Inc.	$104,589.00
E. Mitchell, Inc.	$188,290.00

WHEREAS, Authority staff has evaluated the low bid and found the bid to be in compliance with all requirements of the bid proposal; and

WHEREAS, HUD has agreed to provide sufficient funding from the CA-1-909 Comprehensive Improvement Assistance Program allocation to complete this work.

NOW, THEREFORE, BE IT RESOLVED THAT THE COMMISSION OF THE HOUSING AUTHRORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. That a contract for the work be awarded to N. V. Heathorn, Inc. in the amount of $104,589.00.

2. That the Secretary/Executive Director is authorized and directed to execute a contract with the above mentioned contractor on behalf of this Authority.

APPROVED AS TO FORM:

_____
GERALDINE CHAVIS
Legal Counsel

_____
Date

Commissioner Brooks moved to adopt Resolutions No. 2949, No. 2950, No. 2951, No. 2952, No. 2953, and No. 2954 and Commissioner Westbrook seconded the motion. Resolutions No. 2949 through 2954 were UNANIMOUSLY ADOPTED.

(j) RESOLUTION NO. 2955

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH PACIFIC GAS AND ELECTRIC COMPANY FOR REPLACEMENT OF THE BERNAL DWELLINGS, POTRERO ANNEX, VALENCIA GARDENS, NORTH BEACH, ALEMANY AND HAYES VALLEY SITE GAS LINES WITH PG&E INSTALLED AND OWNED SYSTEMS

* *

WHEREAS, funding has been allocated to the Bernal Dwellings, Potrero Annex, Valencia Gardens, North Beach, Alemany and Hayes Valley complexes in the Authority's CA-1-909 and CA-1-913 Comprehensive Improvement Assistance Programs for the replacement of underground gas piping at these facilities; and

WHEREAS, PG&E working with Authority engineering consultants, has designed a new underground gas piping system at the above complexes; and

WHEREAS, PG&E has proposed to install and retain ownership and maintenance responsibilities of these new systems for the following cost:

Bernal Dwellings	$ 67,619
Potrero Annex	$140,546
Valencia Gardens	$ 69,139
North Beach	$ 21,018
Alemany	$124,016
Hayes Valley	$ 37,579
Total Cost	$459,917

WHEREAS, such an arrangement will relieve the Authority from future maintenance responsibilities and is within the funding allocated.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. That the Executive Director is authorized to enter into an agreement with the Pacific Gas and Electric Company to install new underground gas systems at Bernal Dwellings, Potrero Annex, Valencia Gardens, North Beach, Alemany and Hayes Valley for a total of $459,917.

APPROVED AS TO FORM:

_____
GERALDINE CHAVIS
Legal Counsel

_____
Date

Commissioner Brooks moved to adopt Resolution No. 2955 and Commissioner San Jule seconded the motion. Resolution No. 2955 was UNANIMOUSLY ADOPTED.

(k) RESOLUTION NO. 2956

RESOLUTION AUTHORIZING AWARD OF CONTRACT
FOR THE ROOF COVERING REPLACEMENT
AT HUNTERS VIEW, CAL 1-18(3)
* *

WHEREAS, on November 5, 1987, this Authority advertised for bids for the replacement of roof coverings at Hunters View, CAL 1-18(3); and

WHEREAS, on December 2, 1987, the three following bids were received and publicly opened and read aloud:

Bidder	Bid Amount
A-Plus Roofing	$485,000.00
Western Roofing	$586,684.00
Sunset Roofing	$948,479.00

WHEREAS, Authority staff has evaluated the low bid and found the bid to be in compliance with all requirements of the bid proposal; and

WHEREAS, HUD has agreed to provide sufficient funding from the CA-1-909 and CA-1-912 Comprehensive Improvement Assistance Program alllocations to complete this work.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. That a contract for the work be awarded to A-Plus Roofing in the amount of $485,000.00.

2. That the Executive Director/Secretary is authorized and directed to execute a contract with the above mentioned contractor on behalf of this Authority.

APPROVED AS TO FORM:

_____
GERALDINE CHAVIS, Counsel

_____
Date

Commissioner Brooks moved to adopt Resolution No. 2956 and Commissioner Westbrook seconded the motion. Resolution No. 2956 was UNANIMOUSLY ADOPTED.

(1) RESOLUTION NO. 2957

RESOLUTION AUTHORIZING THE PRELIMINARY APPLICATION FOR FISCAL YEAR 1987 COMPREHENSIVE IMPROVEMENT ASSISTANCE PROGRAM FUNDS FROM THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

* *

WHEREAS, the Department of Housing and Urban Development has invited this Authority to submit an application for Fiscal Year 1987 Comprehensive Improvement Assistance Program Funds; and

WHEREAS, based on the deteriorating conditions at Alemany Housing Project, CAL 1-16, the comprehensive modernization of that project is proposed for funding from this program; and

WHEREAS, at the request of HUD, the Authority has reprogrammed allocated C.I.A.P. funds to purchase new computer hardware, postponing scheduled and needed window replacement at 951 Eddy Street, structural repairs at North Beach and Westbrook Apartments and the eventual relocation of former Yerba Buena Plaza West residents back into the new apartments planned for that site, it is also proposed that funding be restored for these items in this allocation; and

WHEREAS, criminal activities have become a serious problem at Yerba Buena Plaza East, Hayes Valley, Bernal Dwellings and Valencia Gardens, it is also proposed that an interim pilot security patrol service be funded to address this serious problem at these complexes.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. That the San Francisco Housing Commission formally approve the Preliminary Application for 1987 Comprehensive Improvement Assistance Program to comprehensively rehabilitate the Alemany Housing Project, CAL 1-16, establish an Alemany Resident Corporation, restore funding for new windows at 951 Eddy Street, structural repairs at North Beach and Westbrook Apartments and Yerba Buena Plaza West rehousing costs, and to provide security patrols for the Yerba Buena Plaza East, Hayes Valley, Bernal Dwellings and Valencia Gardens complexes.

2. That the Executive Director is authorized to submit this Preliminary Application to the Department of Housing and Urban Development for consideration.

APPROVED AS TO FORM:

_____
GERALDINE CHAVIS, Counsel

_____
Date

Vice President Chuck moved to adopt Resolution No. 2957 and Commissioner Brooks seconded the motion. Resolution No. 2957 was UNANIMOUSLY ADOPTED.

(m) RESOLUTION NO. 2958

RESOLUTION AUTHORIZING THE SELECTION OF A CONSULTANT TO DEVELOP UTILITY ALLOWANCES FOR THE SAN FRANCISCO HOUSING AUTHORITY

* *

WHEREAS, the Authority is required to develop Utility Allowances, providing reasonable reductions in rent charged to those Authority residents who pay for their own utilities directly to utility companies; and

WHEREAS, the Authority is also required to develop reasonable consumption allowances for those residents who are charged for excess utility usage by the Authority; and

WHEREAS, a consultant is required to assist the Authority in the development of these allowances, two proposals have been received by the Authority; and

WHEREAS, upon review of these proposals, it has been determined that Ladson Associates is the appropriate firm for this effort; and

WHEREAS, Ladson Associates has agreed to perform this service for a fee of $22,088; and

WHEREAS, the Authority has allocated funds in this amount from the Low-Rent Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. That a contract for the development of utility allowances be awarded to Ladson Associates in the amount of $22,088.

2. That the Executive Director/Secretary is authorized and directed to execute a contract with the above mentioned consultant on behalf of this Authority.

APPROVED AS TO FORM:

_____
GERALDINE CHAVIS, Counsel

_____
Date

Vice President Chuck moved to adopt Resolution No. 2958 and Commissioner Brooks seconded the motion. Resolution No. 2958 was UNANIMOUSLY ADOPTED.

(n) RESOLUTION NO. 2959

RESOLUTION AUTHORIZING INTERCOM SYSTEM
COMPONENT REPLACEMENT CONTRACT TO WARMAN SECURITY
FOR ROSA PARKS, CAL 1-18(5)
* *

WHEREAS, the Housing Authority of the City and County of San Francisco has repeatedly requested the construction contractor over the past 2-year period to eliminate the disturbing feedback problem in the intercom system at the Rosa Parks Project without success; and

WHEREAS, the Authority retained an intercom contractor, Warman Security, to investigate causes of this interference and recommend correction of the problem; and

WHEREAS, the recommendation from Warman Security investigation includes replacement of the present intercom system component with new Auth No. 2401 VR Suitefones in each apartment and new Auth No. 2620-4 Amplitone amplifier for the present amplifier to totally eliminate the present feedback problems; and

WHEREAS, funds for payment of the proposed correction are to be taken from retained monies owed the construction contractor.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to enter into a contract with Warman Security, of San Francisco Business, in the amount of $ 8,540.65 for the purposes of providing the recommended component replacement.

2. This Resolution becomes effective immediately.

APPROVED AS TO FORM:

_____
GERALDINE CHAVIS, Counsel

_____
Date

Commissioner San Jule moved to adopt Resolution No. 2959 and Commissioner Brooks seconded the motion. Resolution No. 2959 was UNANIMOUSLY ADOPTED.

(o) RESOLUTION NO. 2960

RESOLUTION AUTHORIZING AWARD OF CONTRACT FOR THE INSTALLATION OF METAL DOORS AND PLATES TO SECURE METER AND STORAGE ROOMS AT POTRERO TERRACE, CAL 1-2

* *

WHEREAS, on January 22, 1987, this Authority advertised for bids for the fabrication and installation of metal doors and plates to secure utility rooms at Potrero Terrace, CAL 1-2; and

WHEREAS, on February 17, 1987, the three following bids were received and publicly opened and read aloud:

Bidder	Bid Amount
Nueva Castilla	$60,635.00
Crown Iron Works	$95,658.00
Angotti and Reilly	$64,313.00

WHEREAS, Authority staff has evaluated the low bid and found the bid to be in compliance with all requirements of the bid proposal; and

WHEREAS, sufficient funding in the Authority's Operating Budget has been allocated to complete this work.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. That a contract for the work be awarded to Nueva Castilla Company in the amount of $60,635.00.

2. That the Executive Director/Secretary is authorized and directed to execute a contract with the above mentioned contractor on behalf of this Authority.

APPROVED AS TO FORM:

_____

GERALDINE CHAVIS, Legal Counsel

Dated: _____

Commissioner Brooks moved to adopt Resolution No. 2960 and Commissioner McNamara seconded the motion. Resolution no. 2960 was UNANIMOUSLY ADOPTED.

(p) RESOLUTION NO. 2961

RESOLUTION AUTHORIZING PRINTING OF 1985-1986 ANNUAL REPORT

* *

WHEREAS, the Authority's Materials Management Division and Procurement Services Department received the following quotations through bid Solicitations:

VENDOR NAME	QUOTATION
Union Offset, Inc.	$ 6,225.00
Warren Waller Press	$ 8,470.00
Naomi Gray Associates	$10,000.00
Sapir Press	$18,655.00

WHEREAS, the Authority's Materials Management Division and Procurement Services Department has established through bid solicitations, a not-to-exceed cost of $8,470.00 for the printing

of the Authority's Annual Report for the fiscal year 1985-1986; and

WHEREAS, HUD approved the release of funds totalling $8,470.00 from its Low Income Operating Fund;

NOW THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to engage Warren Waller Press for provision of printing services as described above, in the not-to-exceed amount of $8,470.00.

APPROVED AS TO FORM:

_____
Legal Counsel

Date:_____

Commissioner Miller moved to adopt Resolution No. 2961 and Commissioner Brooks seconded the motion. Resolution No. 2961 was UNANIMOUSLY ADOPTED.

(Q) BRIEFING - PLAZA WEST DEVELOPMENT

Mr. Clay asked Ron Atkielski of the Technical Services Unit to introduce the architects from ED2 and Community Design Collaborative. Mr. Frank Fong and Ms. Sarah Ishikawa went over the artist renderings, plans and designs for Plaza West. There will be a total of 203 units. Special considerations were given to security and assuring that the development would blend in with the other buildings in the area. The Commissioners had questions regarding how the complex would look; time line/completion date; lighting and security; graffiti; and reoccupancy by former tenants. There were several visitors in the audience who expressed their concerns for the proposed plans: Mary Randall, Judy Bennett and Robert Speer. Some of the issues raised were: population density; number of parking spaces allowed in the complex; and the feasibility of selling the current structures to a private developer and turning them into co-op apartments. There was a very lengthy discussion on these issues.

Visitors - Mr. Clay called on the following visitors who wished to address the Commission: Vanessi Palmare - regarding a transfer; Denis Martin, Sunnydale - regarding mildew problem in Sunnydale. President Fussell requested that staff report at the next Commission meeting the extent of the mildew problem and what is being done about it.

12. ADJOURNMENT:

There being no further business to come before the Commission, the meeting of February 26, 1987 was adjourned at 6:15 p.m.

_____
JAMES G. FUSSELL, JR., President

James E. Clay
JAMES E. CLAY
Executive Director/Secretary

E
65
4
2/87

Reverend Harry Chuck, Vice President

SAN FRANCISCO HOUSING AUTHORITY

1815 EGBERT AVENUE • SAN FRANCISCO, CALIFORNIA 94124 • TELEPHONE (415) 468-3800

Dianne Feinstein, *Mayor*
James G. Fussell, Jr., *President*
Reverend Harry Chuck, *Vice President*
Joan M. San Jule, *Commissioner*
Preston Cook, *Commissioner*
Betty Brooks, *Commissioner*
Elouise Westbrook, *Commissioner*
James McNamara, *Commissioner*

James E. Clay, *Executive Director/Secretary*

MARCH 6, 1987

P U B L I C N O T I C E

THE REGULARLY SCHEDULED MEETING OF THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO WILL BE HELD AT 4:00 P.M., THURSDAY, MARCH 12, 1987 AT 1815 EGBERT STREET, SAN FRANCISCO, CALIFORNIA.

James E. Clay

JAMES E. CLAY
Secretary/Executive Director

JEC:gb

DOCUMENTS DEPT.
MAR 9 1987
SAN FRANCISCO
PUBLIC LIBRARY

SF
H65
1
3/12/87

REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY
COMMISSION WILL BE HELD ON THURSDAY, MARCH 12, 1987
4:00 P.M., 1815 EGBERT AVENUE, SAN FRANCISCO CALIFORNIA

T E N T A T I V E A G E N D A

* * * * * * * * * * * * * * * * * *

1. ROLL CALL:

James G. Fussell, Jr., President
Reverend Harry Chuck, Vice President
Joan M. San Jule, Commissioner
Betty Brooks, Commissioner
Elouise Westbrook, Commissioner
L. Kirk Miller, Commissioner
James McNamara, Commissioner

DOCUMENTS DEPT.
MAR 9 1987
SAN FRANCISCO
PUBLIC LIBRARY

2. VISITORS:

3. APPROVAL OF AGENDA:

4. APPROVAL OF MINUTES:

5. GENERAL COMMUNICATIONS:

6. REPORT OF SECRETARY:

7. COMMITTEE REPORT:

8. REPORT OF COUNSEL:

9. TENANT REPRESENTATIVE REPORT:

10. UNFINISHED BUSINESS:

11. NEW BUSINESS:

(a) Resolution - of Appreciation to Ms. Elizabeth Yip Employee of the Month - January 1987

(b) Resolution - Authorizing the Executive Director to Execute a Contract between the Housing Authority of the City and County of San Francisco and K.C. Dodge, Inc. for the Purchase of One (1) Fifteen-Passenger Van

(c) Resolution - Authorizing the Executive Director to Execute a Contract between the Housing Authority of the City and County of San Francisco and David Varner Chevrolet for the Purchase of Six (6) Multi-Purpose Vehicles

(d) Resolution - Authorizing the Executive Director to Execute a Contract between the Housing Authority of the City and County of San Francisco and Ellis Brooks Chevrolet, Inc. for the Purchase of Four (4) Chevrolet Spectrum Sedans

New Business: (cont)

(e) Resolution - Authorizing the Executive Director to Execute a Contract between the Housing Authority of the City and County of San Francisco and S and C Ford for the Leasing of Forty-Four (44) Maintenance Vehicles

(f) Resolution - Authorizing the Purchase of Telephone Instruments and Related Equipment and Services for the 440 Turk Street Offices

12. ADJOURNMENT:

James E Clay

JAMES E. CLAY
Secretary/Executive Director

SF
H65
#3
3/12/87

HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Minutes

Regular Meeting Held:
Thursday, March 12, 1987

1815 Egbert Avenue
San Francisco, CA

The Housing Authority of the City and County of San Francisco met in regular session at 1815 Egbert Avenue, San Francisco, California on Thursday, March 12, 1987 at 4:00 p.m.

1. ROLL CALL:

The meeting was called to order by President Fussell at 4:05 p.m.

Roll Call found the following members to be:

PRESENT:
James G. Fussell, Jr., President
Reverend Harry Chuck, Vice President
Joan San Jule, Commissioner
Betty Brooks, Commissioner
Elouise Westbrook, Commissioner
L. Kirk Miller, Commissioner (arrived 4:12)
James McNamara, Commissioner

A quorum was present.

ALSO PRESENT:
Thomas Gholson, Acting Secretary
James E. Clay, Executive Director (arrived 4:15)
Patricia A. Hall, Assistant Legal Counsel

2. VISITORS:

Denis M. Martin, PHTA
Mrs. Hall, Alice Griffith
Christine Neal

DOCUMENTS DEPT.
MAR 24 1987
SAN FRANCISCO
PUBLIC LIBRARY

3. APPROVAL OF AGENDA:

Mr. Gholson requested that item (g) Resolution Authorizing the Replacement of a Leased Vehicle be added under new business. Commissioner McNamara asked why this item was not placed on the published agenda. Mr. Dupree replied that at the time the agenda was being prepared a determination had not been made and bids were not sent out for the purchase.

Commissioner Westbrook moved to approve the agenda of March 12, 1987 with the addition of (g) Resolution Authorizing Replacement of a Leased Vehicle and Commissioner Brooks seconded the motion. The amended agenda was adopted by MAJORITY VOTE with one no vote from Commissioner McNamara.

4. APPROVAL OF MINUTES:

Commissioner Brooks moved to approve the minutes of February 26, 1987 and Commissioner Westbrook seconded the motion. The minutes of February 26, 1987 were UNANIMOUSLY APPROVED.

5. GENERAL COMMUNICATIONS:

None

6. REPORT OF SECRETARY:

Report of Secretary has been submitted in written form.

Mr. Gholson called attention to the report on the mildew situation. He, Mr. Clay and the Sunnydale management staff met with the tenants of Sunnydale. There were a number of residents present. They discussed the mildew problem and will be making a determination on the extent of the problem and what can be done about it. Commissioner San Jule suggested contacting the research departments of the major concrete companies to get their expert advice on this subject.

Mr. Gholson also provided an update on the elevator situation. He and Mr. Clay met with tenants at 345 Hermann and talked about the proposed relocation. Staff is in the process of identifying tenants who have major problems and need special assistance. Mr. Clay explained the findings of the elevator expert and reported that because of structural problems the location of the elevator will have to be changed. He answered questions raised by the Commissioners regarding age of the building and other work that needs to be done.

7. COMMITTEE REPORT:

Finance Committee - President Fussell reported that the Finance Committee met March 6, 1987 and reviewed resolutions (b) through (f) and recommend adoption by the full Commission.

8. REPORT OF COUNSEL:

Patricia Hall, Assistant Legal Counsel stated that the Report of Counsel has been submitted in written form and asked if there were any questions.

9. TENANT REPRESENTATIVE REPORT:

None.

10. UNFINISHED BUSINESS:

None

11. NEW BUSINESS:

(a) RESOLUTION NO. 2962

RESOLUTION OF APPRECIATION TO
MS. ELIZABETH YIP
EMPLOYEE OF THE MONTH - JANUARY 1987
* * * * * * * * * * * * * * * * * * * *

WHEREAS, the San Francisco Housing Authority extends its appreciation each month to an employee for an outstanding job performance; and

WHEREAS, Ms. Elizabeth Yip who works as a Junior Accountant in the Finance Department was chosen based on her ability to display a consistent level of excellence in her job performance; and

WHEREAS, Ms. Yip has been with the Authority for over eight years; she has demonstrated an eagerness to learn new skills and take on additional responsibilities and still maintain a high degree of quality in all her assignments making her an asset to the Finance Department and to the Authority;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

The San Francisco Housing Authority and its Executive Director/Secretary express their apppreciation and commendation to Ms. Elizabeth Yip as the January 1987 Employee of the Month.

/s/ James G. Fussell, Jr.
James G. Fussell, Jr.
President

/s/ Harry Chuck
Reverend Harry Chuck
Vice President

/s/ Joan San Jule
Joan San Jule, Commissioner

/s/ Betty Brooks
Betty Brooks, Commissioner

/s/ Elouise Westbrook
Elouise Westbrook, Commissioner

/s/ L. Kirk Miller
L. Kirk Miller, Commissioner

/s/ James McNamara
James McNamara, Commissioner

/s/ James E. Clay
James E. Clay
Secretary/Executive Director

President Fussell read aloud Resolution No. 2962 and asked Ms. Elizabeth Yip to come forward and receive her commendation. The audience and Commission applauded Ms. Yip, the January 1987 Employee of the Month.

Commissioner Brooks moved to adopt Resolution No. 2962 and Commissioner San Jule seconded the motion. Resolution No. 2962 was UNANIMOUSLY ADOPTED.

(b) RESOLUTION NO. 2963

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A CONTRACT BETWEEN THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO AND K.C. DODGE, INC. FOR THE PURCHASE OF ONE (1) FIFTEEN-PASSENGER VAN

* *

WHEREAS, Authority staff has identified the need for a fifteen-passenger van for official use in the transportation of employees and residents, and in the performance of various other activities; and

WHEREAS, the Materials Management Unit submitted a Request for Quotation to eight (8) vendors for the purchase of the aforementioned vehicles; and

WHEREAS, two (2) vendors responded to the Request for Quotation as follows:

VENDOR NAME	QUOTATION
K.C. Dodge, Inc.	$14,485.30
S & C Motors, Inc.	$15,000.00

WHEREAS, the Materials Management Unit, after conducting a thorough analysis of each quotation, determined that K.C. Dodge, Inc. was the lowest responsible bidder; and

WHEREAS, funds for the purchase of the aforementioned vehicle were included in the Fiscal Year 1986-1987 budget and are available;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to execute a contract with K.C. Dodge, Inc. for the purchase of one (1) fifteen-passenger van at an amount not to exceed $14,485.30.

2. This resolution shall become effective immediately.

APPROVED AS TO FORM

_____
GERALDINE L. CHAVIS
Legal Counsel

_____
Date

Commissioner McNamara moved to adopt Resolution No. 2963 and Commissioner San Jule seconded the motion. Resolution No. 2963 was UNANIMOUSLY ADOPTED.

(c) RESOLUTION NO. 2964

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A CONTRACT BETWEEN THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO AND DAVID VARNER CHEVROLET FOR THE PURCHASE OF SIX (6) MULTI-PURPOSE VEHICLES

* *

WHEREAS, Authority staff has identified the need for multi-purpose, "mini-van" type vehicles for use by the district offices in the performance of various activities associated with the management of Authority properties; and

WHEREAS, the Materials Management Unit submitted a Request for Quotation to eight (8) vendors for the purchase of the aforementioned vehicles; and

WHEREAS, four (4) vendors responded to the Request for Quotation as follows:

VENDOR NAME	QUOTATION
David Varner Chevrolet, Inc.	$63,072.00
Ellis Brooks Chevrolet, Inc.	$64,344.00
K.C. Dodge, Inc.	$68,362.50
S & C Motors, Inc.	$69,346.00

WHEREAS, the Materials Management Unit, after conducting a thorough analysis of each quotation, determined that David Varner Chevrolet, Inc. was the lowest responsible bidder; and

WHEREAS, funds for the purchase of the aforementioned vehicles were included in the Fiscal Year 1986-1987 budget and are available;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to execute a contract with David Varner Chevrolet, Inc. for the purchase of six (6) multi-purpose vehicles at an amount not to exceed $63,072.00.

2. This resolution shall become effective immediately.

APPROVED AS TO FORM

_____
GERALDINE L. CHAVIS
Legal Counsel

_____
Date

Commissioner Westbrook moved to adopt Resolution No. 2964 and Commissioner San Jule seconded the motion. Resolution No. 2964 was UNANIMOUSLY ADOPTED.

(d) RESOLUTION NO. 2965

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A CONTRACT BETWEEN THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO AND ELLIS BROOKS CHEVROLET, INC FOR THE PURCHASE OF FOUR (4) CHEVROLET SPECTRUM SEDANS

* *

WHEREAS, Authority staff has identified the need for four (4) sedans to replace existing vehicles which are inoperative and cannot be repaired in a cost-effective manner; and

WHEREAS, the Materials Management Unit submitted a Request for Quotation to three (3) vendors for the purchase of the aforementioned vehicles; and

WHEREAS, two (2) vendors responded to the Request for Quotations as follows:

VENDOR NAME	QUOTATION
Ellis Brooks Chevrolet, Inc.	$31,828.48
David Varner Chevrolet, Inc.	$32,516.40

WHEREAS, the Materials Management Unit, after conducting a thorough analysis of each quotation, determined that Ellis Brooks Chevrolet, Inc. was the lowest responsible bidder; and

WHEREAS, funds for the purchase of the aforementioned vehicles were included in the Fiscal Year 1986-1987 budget and are available; and

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to execute a contract with Ellis Brooks Chevrolet, Inc. for the purchase of four (4) Chevrolet Sedans at an amount not to exceed $31,828.48.

2. This resolution shall become effective immediately.

APPROVED AS TO FORM:

_____
GERALDINE L. CHAVIS
Legal Counsel

_____
Date

Commissioner Brooks moved to adopt Resolution No. 2965 and Commissioner Miller seconded the motion. Resolution No. 2965 was UNANIMOUSLY ADOPTED.

(e) RESOLUTION NO. 2966

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A CONTRACT BETWEEN THE SAN FRANCISCO HOUSING AUTHORITY AND S & C FORD FOR THE LEASING OF FORTY-FOUR (44) MAINTENANCE VEHICLES

* *

WHEREAS, the leases on forty-three (43) vehicles included in the Authority vehicle fleet will expire as of March 31, 1987; and

WHEREAS, Authority staff has determined that it is in the best financial interest of the Authority to lease, rather than purchase, forty (40) pick-up trucks and four (4) vans for use by the Facilities Management Division; and

WHEREAS, the Materials Management Unit submitted a Request for Quotation to seventeen (17) vendors for the leasing of the aforementioned vehicles, with and without vehicle service agreements, for a period of four years; and

WHEREAS, five (5) vendors responded to the Request for Quotation as follows:

VENDOR NAME	QUOTATION WITH SERVICE	QUOTATION WITHOUT SERVICE
S & C Ford	$146,034.00	$119,634.00
Stewart Chevrolet, Inc.	$169,343.00	-
MB Leasing, Inc.	$177,896.00	-
Ellis Brooks Leasing, Inc.	-	$182,705.00
Coast Truck Rental, Inc.	$215,832.00	-

WHEREAS, the Materials Management Unit, after conducting a thorough analysis of each quotation, determined that the quotation without vehicle service agreements submitted by S & C Ford was within the amount budgeted for the leasing of vehicles and, therefore, in the best financial interest of the Authority;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to execute a contract with S & C Ford for the leasing of forty-four (44) maintenance vehicles for a period of four years at an amount not to exceed $119,634.00 per year; and

2. The contract between the Authority and S & C Ford shall not include vehicle service agreements; and

3. This resolution shall become effective immediately.

APPROVED AS TO FORM:

_____

GERALDINE L. CHAVIS
Legal Counsel

_____

Date

Commissioner Westbrook moved to adopt Resolution No. 2966 and Commissioner Brooks seconded the motion. Resolution No. 2966 was UNANIMOUSLY ADOPTED.

(f) RESOLUTION NO. 2967

RESOLUTION AUTHORIZING THE PURCHASE OF TELEPHONE INSTRUMENTS AND RELATED EQUIPMENT AND SERVICES FOR THE 440 TURK STREET OFFICES

* *

WHEREAS, the Materials Management Department has reviewed competitive bids for telephone instruments at 440 Turk Street and has recommended that the contract be awarded to PacTel; and

WHEREAS, these telephone instruments will be connected to the Pacific Bell Centrex system which will entail initiation and wiring costs;

WHEREAS, the total cost for the installation of telephones at 440 Turk Street is well within our original budget;

NOW THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to award contracts for the installation of telephones in the 440 Turk Street offices in the following not-to-exceed amounts:

PacTel Corporation	$ 36,783.00
Pacific Bell Corporation	13,645.60

APPROVED AS TO FORM:

_____
Legal Counsel

_____
Date

Commissioner Westbrook moved to adopt Resolution No. 2967 and Commissioner Brooks seconded the motion. Resolution No. 2967 was UNANIMOUSLY ADOPTED.

(g) RESOLUTION NO. ____

RESOLUTION AUTHORIZING THE REPLACEMENT OF A LEASED VEHICLE

* *

WHEREAS, the American International Leasing company is in receivership and will no longer be able to provide a leasing service for the vehicle utilized by the executive staff; and

WHEREAS, it is in the best financial interest of the Authority to purchase rather than lease a vehicle for use by the executive staff;

WHEREAS, the Materials Management Unit is soliciting sealed bids to purchase a vehicle to replace a leased vehicle for the executive staff;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to purchase a vehicle to replace a lease vehicle in an amount not-to-exceed $15,000.00.

2. This resolution shall become effective immediately.

APPROVED AS TO FORM:

Geraldine L. Chavis, Legal Counsel

Date: _____

Commissioner McNamara stated that he had no objection to the intent of this resolution, but unless this was an emergency situation, would rather adopt a resolution with the specific quotes and bids.

Commissioner McNamara moved to table this resolution and Commissioner San Jule seconded the motion. The motion was UNANIMOUSLY ADOPTED.

VISITORS - Mr. Gholson called on the following visitor who wished to address the Commission: Denis Martin - Ms. Martin passed out a letter from PHTA listing a number of concerns and proposals for upgrading the conditions in public housing.

Commissioner Brooks called attention to a letter to Congresswoman Boxer regarding the proposed Plaza West development. Commissioner Brooks encouraged PHTA to send letters of support for this project.

12. ADJOURNMENT:

There being no further business to come before the Commission, the meeting of March 12, 1987 was adjourned at 4:50 p.m.

JAMES G. FUSSELL, JR., President

THOMAS GHOLSON
Acting Executive Director/Secretary

SAN FRANCISCO HOUSING AUTHORITY

1815 EGBERT AVENUE • SAN FRANCISCO, CALIFORNIA 94124 • TELEPHONE (415) 468-3800

Dianne Feinstein, *Mayor*
James G. Fussell, Jr., *President*
Reverend Harry Chuck, *Vice President*
Joan M. San Jule, *Commissioner*
Preston Cook, *Commissioner*
Betty Brooks, *Commissioner*
Elouise Westbrook, *Commissioner*
James McNamara, *Commissioner*

James E. Clay, *Executive Director/Secretary*

MARCH 20, 1987

PUBLIC NOTICE

THE REGULARLY SCHEDULED MEETING OF THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO WILL BE HELD AT 4:00 P.M., THURSDAY, MARCH 26, 1987 AT 1815 EGBERT STREET, SAN FRANCISCO, CALIFORNIA.

James E. Clay

JAMES E. CLAY
Secretary/Executive Director

JEC:gb

DOCUMENTS DEPT.
MAR 24 1987
SAN FRANCISCO
PUBLIC LIBRARY

SAN FRANCISCO HOUSING AUTHORITY

March 26, 1987

The agenda for this meeting is missing

SF
H65
N3
3/26/87

= Minutes

DOCUMENTS DEPT.
APR 6 1987
SAN FRANCISCO
PUBLIC LIBRARY

HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Regular Meeting Held:
Thursday, March 26, 1987

1815 Egbert Avenue
San Francisco, California

The Housing Authority of the City and County of San Francisco met in regular session at 1815 Egbert Avenue, San Francisco California on Thursday, March 26, 1987 at 4:00 p.m.

1. ROLL CALL:

The meeting was called to order by President Fussell at 4:04 p.m.

Roll Call found the following members to be:

PRESENT: James G. Fussell, Jr., President
Reverend Harry Chuck, Vice President
Joan San Jule, Commissioner
Betty Brooks, Commissioner
Elouise Westbrook, Commissioner
L. Kirk Miller, Commissioner
James McNamara, Commissioner

A quorum was present.

ALSO PRESENT: James E. Clay, Executive Director
Geraldine Chavis, Legal Counsel

2. VISITORS:

Eva Mae Williams, Plaza East
Janelle Pierce, Westbrook Apartments
Janice Allen, PHTA
Dollie Smith, Westbrook Apartments

3. APPROVAL OF AGENDA:

President Fussell requested that the Agenda be amended to include item (e). This item was added on after the publicly announced agenda was sent out. Commissioner San Jule moved to approve the agenda as amended and Commissioner Westbrook seconded the motion. Roll Call showed the amended agenda was UNANIMOUSLY APPROVED.

4. APPROVAL OF MINUTES:

Commissioner Westbrook moved to approve the minutes of March 12, 1987 and Commissioner San Jule seconded the motion. The minutes of March 12, 1987 were UNANIMOUSLY APPROVED.

5. GENERAL COMMUNICATIONS:

Secretary noted that a letter was received from the Public Housing Tenants Association regarding the space at 1111 Buchanan Street. Secretary stated that it was a unique situation concerning the flooring at the 1111 Buchanan Street building that has since been worked out. Mr. Clay has responded to the letter from PHTA regarding this matter.

Commissioner Miller stated that he has noted that some of the correspondence received from PHTA is counter-productive because of accusations and allegations against the Executive Director. Commissioner Miller suggested that PHTA rethink their attitude in order to work out any differences between the two organizations.

Ms. Jan Allen, President of PHTA, stated that she has made numerous attempts to work out differences between PHTA and the Authority, but has not received any cooperation from the Executive Director.

Commissioner Miller suggested that another meeting of the Tenant Relations Committee be scheduled very soon in order to improve the communications between the Housing Authority and PHTA. He asked that a date be set by the next Commission meeting.

6. REPORT OF SECRETARY:

The report of Secretary has been distributed in written form. Secretary noted that he would be on annual leave for one day Friday, March 27. He stated that Tom Gholson, Director of Housing Management, would be Acting Executive Director.

7. COMMITTEE REPORT:

Commissioner Miller noted that the Site and Design Committee met on March 18, 1987 in reference to the proposed 40 units at Ping Yuen North. He stated that the developers and architects were present at this meeting and it does appear that the Housing Authority is looking favorably at this proposal of 40 units of senior housing at Ping Yuen North.

Commissioner noted that the second item on the agenda for the Site and Design Committee meeting was 440 Turk Street and how it was proceeding. Commissioner Miller stated that staff went into great detail regarding the change orders on this project. He noted that the matter was moving toward a resolution as it relates to mutual agreements with SFHA staff and with members of the HUD staff concerning the change orders.

It is anticipated that the move in date for this project is May. Discussion ensued regarding the possiblity of holding the Annual Meeting in conjunction with an open house at the last meeting in May.

In response to a query from Commissioner McNamara re more suitable housing for the Authority's handicapped residents, Mr. Clay stated that notices will be sent to the Authority's residents notifying them of the availability of handicapped units at 440 Turk Street.

8. REPORT OF COUNSEL

The Report of Counsel has been submitted in written form. Counsel also reported on a lawsuit that was filed since the last Commission meeting.

9. TENANT REPRESENTATIVE REPORT:

Ms. Jan Allen, President of PHTA, inquired into the matter of 24-hour security patrol in senior buildings.

Mr. Clay recalled that the Housing Authority was awarded one million dollars by the City and that the Mayor had requested that the Authority look at the possiblity of using the money in terms of security in senior buildings.

However, 24-hour security services would cost three million dollars, and since the one million dollars was a one time allocation, it was decided by the staff and the Commission to use the money for capital improvements since the security patrol would be a short term solution and would not address the problem.

Ms. Janelle Pierce, Westbrook Apartments, thanked everyone who assisted in the San Francisco Alive cleanup program last week. She stated that she hoped it would be an on-going program.

10. UNFINISHED BUSINESS:

In response to a query from Commissioner McNamara, Mr. Al Nelson, Director of Facilities Management, stated that he had contacted the National Concrete & Masonry Manufacturing Company as requested at the last Commission Meeting.

Mr. Nelson said the officials of the firm said they would search their records for any information they might have as it relates to mildew and forward that information to the Authority.

Mr. Nelson stated that the Housing Management Division and the Facilities Management Division are in the process of forming a mildew removal program.

11. NEW BUSINESS:

(a)

RESOLUTION OF APPRECIATION TO
MS. BEATRICE MCQUAID
EMPLOYEE OF THE MONTH - FEBRUARY 1978
* * * * * * * * * * * * * * * * * * * *

RESOLUTION NO. 2968

RESOLUTION OF APPRECIATION TO
MS. BEATRICE MCQUAID
EMPLOYEE OF THE MONTH - FEBRUARY, 1987
* * * * * * * * * * * * * * * * * * * *

WHEREAS, the San Francisco Housing extends its appreciation each month to an employee for an outstanding job performance; and

WHEREAS, Ms. Beatrice McQuaid whose position as Office Manager for the Executive Director's Office was chosen based on her efficient manner in performing her various tasks. Working in the Executive Director's Office is demanding at times, yet she has proven that she is able to work under pressure in completing her assignments.

WHEREAS, Her thirty five years with the Housing Authority, she has shown that she is dedicated to her job. Ms. McQuaid is an asset to the Executive Director's office and to the Authority.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1) The San Francisco Housing Authority and its Executive Director/Secretary express their appreciation and commendation to Ms. Beatrice McQuaid as the February, 1987 Employee of the Month.

/s/ James G. Fussell, Jr.
James G. Fussell, Jr.
President

/s/ Harry Chuck
Reverend Harry Chuck
Vice President

/s/ Joan M. San Jule
Joan San Jule, Commissioner

/s/ Betty Brooks
Betty Brooks, Commissioner

/s/ Elouise Westbrook
Elouise Westbrook, Commissioner

/s/ L. Kirk Miller
L. Kirk Miller

/s/ James McNamara
James McNamara, Commissioner

/s/ James E. Clay
James E. Clay
Secretary/Executive Director

President Fussell read aloud Resolution No. 2968 and asked Ms. McQuaid to come forward and receive her commendation. The audience and Commission applauded Ms. McQuaid, the February 1987 Employee of the Month.

Commissioner San Jule moved to adopt Resolution No. 2968 and Commissioner Westbrook seconded the motion. Resolution No. 2968 was UNANIMOUSLY ADOPTED.

RESOLUTION NO. 2969
DATE ADOPTED 3/26/87

* *

RESOLUTION RESCINDING RESOLUTION NO. 2964 AND AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A CONTRACT BETWEEN THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO AND ELLIS BROOKS CHEVROLET FOR THE PURCHASE OF SIX (6) MULTI-PURPOSE VEHICLES

* *

WHEREAS, the Commission approved Resolution No. 2964 on March 12, 1987, authorizing the Executive Director to execute a contract with David Varner Chevrolet for the purchase of six (6) multi-purpose vehicles; and

WHEREAS, after reevaluation of the submitted bids, it was determined that Ellis Brooks Chevrolet, because of its status as a female-owned local business, was the lowest responsible bidder; and

WHEREAS, the Authority is committed to encouraging minority and female participation in the provision of goods and services and this consideration was not applied at the time of analysis.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. Resolution No. 2964 adopted March 12, 1987 be rescinded.

2. The Executive Director is authorized to execute a contract with Ellis Brooks Chevrolet for the purchase of six (6) multi-purpose vehicles at an amount not to exceed $64,344.00.

3. This resolution shall become effective immediately.

APPROVED AS TO FORM

_____
GERALDINE L. CHAVIS
Legal Counsel

_____
Date

President Fussell pointed out that Resolution No. 2969 which authorizes the Executive Director to execute a contract with Ellis Brooks Chevrolet is an effort by the Housing Authority to encourage female-owned businesses.

Commissioner McNamara moved to adopt Resolution No. 2969 and Commissioner San Jule seconded the motion. Resolution No. 2969 was UNANIMOUSLY ADOPTED.

RESOLUTION NO. 2970
DATE ADOPTED 3/26/87

* *
RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A MEMORANDUM OF AGREEMENT WITH THE MAYOR'S OFFICE OF HOUSING AND ECONOMIC DEVELOPMENT CITY AND COUNTY OF SAN FRANCISCO IN THE ADMINISTRATION OF THE MODERATE REHABILITATION PROGRAM
* *

WHEREAS, the Mayor's Office of Housing and Economic Development, hereafter MOHED, of the City and County of San Francisco, has an experienced technical staff in the rehabilitation of dwelling units, and

WHEREAS, MOHED can effectively assist the San Francisco Housing Authority, hereafter Authority, in the rehabilitation phase of units under the Moderate Rehabilitation Program, and

WHEREAS, the Authority will continue to administer the Housing Assistance Payment Contract after the rehabilitation of the units, and

WHEREAS, MOHED has agreed to provide its service at a minimum fee of $225.00 per unit placed under Agreement, plus any additional amount of necessary administrative expenses the Authority can justify to the Department of Housing and Urban Development, and approved by that Federal Agency, and

WHEREAS, the Authority may Sub-Contract for technical assistance or service on the Moderate Rehabilitation Program as provided under 24 CFR 882.503(7)(ii).

NOW, THEREFORE, BE IT RESOLVED BY THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to enter into a Memorandum of Agreement with MOHED to provide the technical assistance in the Rehabilitation phase of the Moderate Rehabilitation Program for a fee of $225.00 per unit placed under agreement or $29,025. for 129 units and any additional amount of necessary expense the Authority can justify to HUD, in accordance with the Moderate Rehabilitation Program's Rules and Regulations.

2. This Resolution becomes effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Chuck moved to adopt Resolution No. 2970 and Commissioner San Jule seconded the motion. Resolution No. 2970 was UNANIMOUSLY ADOPTED.

(c)

RESOLUTION NO. 2971

RESOLUTION AUTHORIZING THE EXECUTION OF AMENDMENT NO. 66 TO ANNUAL CONTRIBUTIONS CONTRACT NO. 255 PROVIDING FOR THE DEPOSIT OF MONIES UNDER A GENERAL DEPOSITARY AGREEMENT AND THE ISSUANCE OF PROJECT LOAN NOTES AND PERMANENT NOTES

* *

WHEREAS, the Housing Authority of the City and County of San Francisco (herein called the "Local Authority" proposed (1) to enter into an amendment to the existing Annual Contributions Contract (herein called the "Amendment") with the United States of America (herein called the "Government"); (2) to provide for the deposit of monies pursuant to a General Depositary Agreement; and (3) to authorize the issuance of its notes as evidence of advances to be made to the Local Authority pursuant to the Contract as amended, all with respect to any "Project" as defined in the Contract, as amended, and which at any time now or hereafter is incorporated under the terms of such Contract, as amended.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO AS FOLLOWS:

1. The Amendment to the Annual Contributions Contract is hereby approved and accepted and the President or Vice President is hereby authorized and directed to execute three (3) counterparts of the Amendment on behalf of the Local Authority, and the Secretary is hereby authorized to impress and attest the official seal of the Local Authority on each such counterpart and to forward such executed counterparts, or any of them to the Government together with such other documents evidencing the approval and authorizing the execution thereof as may be required by the Government.

2. The Imperial Bank and the Local Authority have previously entered into a General Depositary Agreemment, form HUD 5911A dated April 2, 1984 which provides for the deposit of specified monies of ". . . one or more additional low rent housing projects . . .". The Local Authority hereby determines that pursuant to the terms of the Agreement the aforenamed Bank shall be the Depositary for the project established under this Amendment.

3. The Interim Executive Director is hereby authorized to file with the Government from time to time, as monies are required, requisitions together with the necessary supporting documents requesting advances to be made on account of the loan provided in the Contract, as amended, and the proper officers of the Local Authority shall prepare, execute and deliver to the Government Notes hereinafter authorized and shall accept payment therefor from the Government in cash and/or exchange for other Notes of the Local Authority, and such persons are authorized to do and perform all other things and acts required to be done or performed in order to obtain such advances. Cash proceeds from the sale of all Notes shall be deposited and disbursed only in accordance with the provisions of the Contract, as amended.

4. (A) In order to provide monies to finance the Development Cost of each Project and to refund, renew, extend or substitute for any Project Loan Notes (in the contract called "Advance Notes") or permanent Notes by this Resolution authorized to be issued (or any such notes by any other resolution authorized to be issued and which are outstanding, or on deposit for delivery pending payment therefor, as of the date this Resolution becomes effective), or for any Project Notes (in the Contract called "Temporary Notes") issued by the Local Authority in anticipation of the

(1) the term "Resolution" shall mean this Resolution.

(2) All other terms used in this Resolution and which are defined in the Contract shall have the respective meanings ascribed thereto in the Contract.

6. All resolutions or parts of resolutions heretofore adopted by the Local Authority which authorize the issuance and/or delivery of Advance, Project Loan or Permanent Notes pursuant to the Contract are hereby repealed: Provided, however, that such repeal shall in no way affect the validity of Advance, Project Loan or Permanent Notes issued pursuant to said resolutions which are outstanding or on deposit for delivery pending payment therefor on the date this Resolution become effective: Provided further, that the Project Loan Notes authorized by this Resolution shall be exchanged for any Advance Notes heretofore issued pursuant to any previous resolution.

7. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

_____
Counsel

Date: _____

Vice President Chuck moved to adopt Resolution No. 2971 and Commissioner San Jule seconded the motion. Resolution No. 2971 was UNANIMOUSLY ADOPTED.

RESOLUTION NO. 2972
DATE ADOPTED 3/26/87
****

RESOLUTION AUTHORIZING AND DIRECTING SUBMISSION OF APPLICATION FOR A LOW-RENT HOUSING PROGRAM

****

WHEREAS, the United States Housing Act of 1937 provides that there shall be local determination of the need for low-rent housing to meet needs not being adequately met by private enterprise; and

WHEREAS, under the provisions of the United States Housing Act of 1937, the Secretary of Housing and Urban Development is authorized to provide financial assistance to public housing agencies for low-rent housing.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO AS FOLLOWS:

1. That the SFHA Commission hereby determines that within its area of operation there is a need for low-rent housing to meet needs not being adequately met by private enterprise.

2. That the Executive Director of the SFHA shall cause to be prepared and the Chairman or Executive Director shall sign and send to the Secretary of Housing and Urban Development an application for financial assistance for not to exceed fifty (50) dwelling units of low-rent public housing to be provided by new construction.

3. In connection with the development and operation of any program or activity receiving Federal financial assistance under the United States Housing Act of 1937, regardless of when such program or activity or any portion thereof was or is initially covered by any contract, the Housing Authority of the City and County of San Francisco, will comply with all requirements imposed by Title VI of the Civil Rights Act of 1964, Public Law 88-352, 78 Stat. 241; the regulations of the Department of Housing and Urban Development issued thereunder, 24 CFR, Subtitle A, Part 1; and the requirements of said Department thereunder.

APPROVED AS TO FORM:

_____
Legal Counsel, SFHA

_____
Date

R25A

Commissioner Westbrook moved to adopt Resolution No. 2972 and Commissioner San Jule seconded the motion. Resolution No. 2972 was UNANIMOUSLY ADOPTED.

VISITORS: Mr. Clay called on the following visitors who wished to address the Commission:

Ms. Dollie Smith of Westbrook Apartments: Ms. Smith thanked the Commission and staff for the installation of building lights in her area. Ms. Smith said she hoped that this would be the beginning of a new program to install lights on all buildings.

Ms. Eva Mae Williams of Plaza East: Ms. Williams complained about the lack of heat and hot water at the Plaza East Development.

Ms. Janelle Pierce of Westbrook Apartments: Ms. Pierce complained about the debris and tar paper left lying on the ground where the roofing company is replacing roofs. Ms. Pierce said she is constantly cleaning the area and she considers it a dangerous situation. She also noted that the workers of the roofing company are removing the copper flashing and installing a wooden type flashing in its place.

Mr. Clay noted that the boiler consultant hired by the Authority has been reviewing the Authority's boiler problems. He said the study is just about completed and when it is completed, the Authority will be moving towards replacing the boilers.

Mr. Clay also stated that he will request that the inspectors assigned to the roofing job at the Westbrook Apartments look into the matter of debris being left around and also look into the matter of the copper flashing being removed.

Mr. Clay introduced Mr. Ralph Hurtado of the Mayor's office. Mr. Hurtado will be attending the Authority's future meetings. The Commission welcomed Mr. Hurtado.

. ADJOURNMENT:

There being no further business to come before the Commission, the meeting of March 26, 1987 was adjourned at 5:15 p.m.

JAMES E. FUSSELL, JR., PRESIDENT

James E. Clay

AMES E. CLAY
ECRETARY/EXECUTIVE DIRECTOR

SAN FRANCISCO HOUSING AUTHORITY

1815 EGBERT AVENUE • SAN FRANCISCO, CALIFORNIA 94124 • TELEPHONE (415) 468-3800

Dianne Feinstein, *Mayor*
James G. Fussell, Jr., *President*
Reverend Harry Chuck, *Vice President*
Joan M. San Jule, *Commissioner*
Preston Cook, *Commissioner*
Betty Brooks, *Commissioner*
Elouise Westbrook, *Commissioner*
James McNamara, *Commissioner*

James E. Clay, *Executive Director/Secretary*

APRIL 3, 1987

PUBLIC NOTICE

THE REGULARLY SCHEDULED MEETING OF THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO WILL BE HELD AT 4:00 P.M., THURSDAY, APRIL 9, 1987 AT 1815 EGBERT STREET, SAN FRANCISCO, CALIFORNIA.

JAMES E. CLAY
SECRETARY/EXECUTIVE DIRECTOR

JEC:b

DOCUMENTS DEPT.
APR 6 1987
SAN FRANCISCO
PUBLIC LIBRARY

SF
F 55
65
1
7/87

REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION WILL BE HELD ON THURSDAY, APRIL 9, 1987 4:00 P.M., 1815 EGBERT AVENUE, SAN FRANCISCO CALIFORNIA

T E N T A T I V E A G E N D A

* * * * * * * * * * * * * * * * * *

1. ROLL CALL:

James G. Fussell, Jr., President
Reverend Harry Chuck, Vice President
Joan M. San Jule, Commissioner
Betty Brooks, Commissioner
Elouise Westbrook, Commissioner
L. Kirk Miller, Commissioner
James McNamara, Commissioner

DOCUMENTS DEPT.
APR 6 1987
SAN FRANCISCO PUBLIC LIBRARY

2. VISITORS:

3. APPROVAL OF AGENDA:

4. APPROVAL OF MINUTES:

5. GENERAL COMMUNICATIONS:

6. REPORT OF SECRETARY:

7. COMMITTEE REPORT:

8. REPORT OF COUNSEL:

9. TENANT REPRESENTATIVE REPORT:

10. UNFINISHED BUSINESS:

11. NEW BUSINESS:

(a) Resolution - Ratifying Payment of Automobile Insurance Premium

(b) Resolution - Ratifying the Award of a Contract for the General Repair of Fifteen (15) Vacant Units at Hayes Valley, Cal 1-18(7) - Phase I

(c) Resolution - Ratifying the Award of a Contract for the General Repair of Seven (7) Vacant Units at Sunnydale, Cal 1-3 and Five (5) Units at Alemany, Cal 1-16, Phase II

(d) Resolution - Ratifying the Award of a Contract for the General Repair of Eight (8) Vacant Units at Potrero Terrace, Cal 1-2, Page II

(e) Resolution - Ratifying the Award of a Contract for the General Repair of Three (3) Vacant Units at Alice Griffith, Cal 1-18(4), Two (2) Vacant Units at Hunters Point, Cal 1-17 and Two (2) at Hunters View, Cal 1-18(3)

SF
'65

NEW BUSINESS (cont.)

(f) Resolution - Authorizing the Award of a Contract for the General Repair of Five (5) Vacant Units at Sunnydale, Cal 1-3, Phase II

(g) Resolution - Authorizing Award of Construction Contract for Office Area Modifications at 440 Turk Street, Cal 1-41

(h) Resolution - Authorizing Approval of Change Order T-11 for 440 Turk Street Turnkey Contract of Sale

(i) Resolution - Authorizing Approval of Change Order T-12 for 440 Turk Street Turnkey Contract of Sale

(j) Resolution - Authorizing Approval of Change Order T-9 for 440 Turk Street Turnkey Contract of Sale

(k) Resolution - Authorizing the Executive Director to Increase the Contract Amount with the Pacific Gas and Electric Company for the Replacement of the Bernal Dwellings, Potrero Annex, Valencia Gardens, North Beach, Alemany and Hayes Valley Site Gas Lines to Conform to the Requirements of the 1986 Tax Reform Act

(l) Resolution - Authorizing a Payment of $81,000 to the City and County of San Francisco for the Inspection and Removal of Underground Storage Tanks at 1815 Egbert Avenue, Hayes Valley, Yerba Buena Plaza East and Valencia Gardens

12. ADJOURNMENT:

JAMES E. CLAY
Secretary/Executive Director

SF
H65
#3
4/9/87

DOCUMENTS DEPT.
APR 20 1987
SAN FRANCISCO
PUBLIC LIBRARY

HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Minutes

Regular Meeting Held:
Thursday, April 9, 1987

1815 Egbert Avenue
San Francisco, CA

The Housing Authority of the City and County of San Francisco met in regular session at 1815 Egbert Avenue, San Francisco, California on Thursday, April 9, 1987 at 4:00 p.m.

1. ROLL CALL:

The meeting was called to order by President Fussell at 4:00 p.m.

Roll Call found the following members to be:

PRESENT: James G. Fussell, Jr., President
Reverend Harry Chuck, Vice President (arrived 4:05)
Joan San Jule, Commissioner
Betty Brooks, Commissioner
Elouise Westbrook, Commissioner (arrived 4:15)
L. Kirk Miller, Commissioner
James McNamara, Commissioner

A quorum was present.

ALSO PRESENT: James E. Clay, Executive Director
Geraldine Chavis, Legal Counsel

2. VISITORS:

Jan Allen, PHTA
Linda Williams, Plaza East
Eva Mae Williams
Walter Johnson, San Francisco Labor Council
Denis M. Martin, PHTA
Mrs. Hall, Alice Griffith
Christine Neal, Alice Griffith

3. APPROVAL OF AGENDA:

Commissioner Brooks moved to approve the agenda of April 9, 1987 and Commissioner Miller seconded the motion. The agenda of April 9, 1987 was UNANIMOUSLY APPROVED.

4. APPROVAL OF MINUTES:

Commissioner Brooks moved to approve the minutes of March 26, 1987 and Commissioner McNamara seconded the motion. The minutes of March 26, 1987 were UNANIMOUSLY APPROVED.

5. GENERAL COMMUNICATIONS:

None.

6. REPORT OF SECRETARY:

The Report of Secretary has been submitted in written form.

7. COMMITTEE REPORT:

There have been no committee meetings since the last Commission meeting.

Mr. Clay noted that the date of the next Finance Committee meeting has been changed from May 5 to May 7.

8. REPORT OF COUNSEL:

The Report of Counsel has been submitted in written form. Counsel Geraldine Chavis stated that she had nothing further to add. She also stated that pursuant to Government Code Section 54956A, she is requesting an executive session of the Commission to discuss two litigation matters: 1) Reese vs. SFHA; and 2) Gonzalez vs. SFHA.

Commissioner McNamara asked for a condensed version of the legal counsel report, where just the changes would be noted.

9. TENANT REPRESENTATIVE REPORT:

Jan Allen asked that the report be delayed pending the arrival of some of the other officers of PHTA.

10. UNFINISHED BUSINESS:

None

11. NEW BUSINESS:

(a) RESOLUTION NO. 2973

RESOLUTION RATIFYING PAYMENT OF
AUTOMOBILE INSURANCE PREMIUM
* * * * * * * * * * * * * * * * *

WHEREAS, coverage under the SFHA's automobile insurance policy was due to expire April 4, 1987;

WHEREAS, staff assessed the needs and available options for extension of insurance coverage for the Authority's owned and leased vehicles;

WHEREAS, staff determined that it was in the best interest of the Authority to renew its coverage with Industrial Indemnity CAIP;

WHEREAS, payment had to be made in the amount of $108,924.00 by April 3, 1987 in order to renew said policy without a lapse in coverage;

WHEREAS, sufficient funds have been budgeted for payment of said premium;

WHEREAS, the Executive Director was required to approve said expenditure on an emergency basis subject to ratification by the Board of Commissioners;

NOW THEREFORE BE IT RESOLVED By the Commission of the Housing Authority of the City and County of San Francisco that:

1. The Executive Director is authorized to renew its policy with the Industrial Indemnity CAIP for automobile insurance;

2. The premium payment in the amount of $108,924.00 is hereby ratified;

3. This resolution shall become effective immediately.

APPROVED AS TO FORM:

_____
GERALDINE L. CHAVIS
Legal Counsel

Date:_____

Vice President Chuck moved to adopt Resolution No. 2973 and Commissioner McNamara seconded the motion. Resolution No. 2973 was UNANIMOUSLY ADOPTED.

For the purposes of the discussion and the vote items (b) through (f) were combined.

(b) RESOLUTION NO. 2974

RESOLUTION RATIFYING THE AWARD OF A CONTRACT FOR THE GENERAL REPAIR OF FIFTEEN (15) VACANT UNITS AT HAYES VALLEY CAL 1-18(7)

* *

WHEREAS, the Authority has been allotted funds by HUD, as part of the Comprehensive Improvement Assistance Program, (CIAP) for the repair of Authority owned vacant units; and

WHEREAS, there are fifteen (15) heavily damaged units at Hayes Valley; and

WHEREAS, the Executive Director has declared that delay in the repair of vacant units represents a threat to property and therefore is an EMERGENCY; and

WHEREAS, the Authority solicited bids for the repair of these fifteen (15) units at Hayes Valley; and

WHEREAS, the following three bids were received from contractors Pre-Qualified, by the Authority:

BIDDER	BID AMOUNT
Agbayani Construction Co.	$79,400.00
European Home Design	$55,000.00
Quinlan Company	$57,900.00

WHEREAS, Authority staff has evaluated the low bid and found the bid to be in compliance with all requirements of the bid proposal; and

WHEREAS, this bid is within this funding allocation;

NOW THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized and directed to execute a contract with European Home Design on behalf of the Authority in the amount of

$66,000.00

($55,000.00 + 20% contingency)

APPROVED AS TO FORM:

_____
Legal Counsel

_____
Date

(c) RESOLUTION NO. 2975

RESOLUTION RATIFYING THE AWARD OF A CONTRACT FOR THE GENERAL REPAIR OF SEVEN (7) VACANT UNITS AT SUNNYDALE CAL 1-3 AND FIVE (5) VACANT UNITS AT ALEMANY, CAL 1-16

* *

WHEREAS, the Authority has been allotted funds by HUD, as part of the Comprehensive Improvement Assistance Program, (CIAP) for the repair of Authority owned vacant units; and

WHEREAS, there are seven (7) heavily damaged units at Sunnydale and five (5) units at Alemany; and

WHEREAS, the Executive Director has declared that delay in the repair of vacant units represents a threat to property and therefore is an EMERGENCY; and

WHEREAS, the Authority solicited bids for the repair of these twelve (12) units; and

WHEREAS, the following three bids were received from contractors Pre-Qualified, by the Authority:

BIDDER	BID AMOUNT
Ernie Lowe & Sons	$86,310.00
Garraway & Associates	$58,000.00
G. E. Construction Co.	$71,888.00

WHEREAS, Authority staff has evaluated the low bid and found the bid to be in compliance with all requirements of the bid proposal; and

WHEREAS, this bid is within this funding allocation;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized and directed to execute a contract with Garraway & Associates on behalf of the Authority in the amount of

$69,600.00

($58,000.00 + 20% contingency)

APPROVED AS TO FORM:

_____
Legal Counsel

_____
Date

(d) RESOLUTION NO. 2976

RESOLUTION RATIFYING THE AWARD OF A CONTRACT FOR THE GENERAL REPAIR OF EIGHT (8) VACANT UNITS AT POTRERO TERRACE, CAL 1-2, PHASE IV

* *

WHEREAS, the Authority has been allotted funds by HUD, as part of the Comprehensive Improvement Assistance Program, (CIAP) for the repair of Authority owned vacant units; and

WHEREAS, there are eight (8) heavily damaged units at Potrero Terrace; and

WHEREAS, the Executive Director has declared that delay in the repair of vacant units represents a threat to property and therefore is an EMERGENCY; and

WHEREAS, the Authority solicited bids for the repair of these eight (8) units at Potrero Terrace; and

WHEREAS, the following three bids were received from contractors Pre-Qualified, by the Authority:

BIDDER	BID AMOUNT
Berrios Construction Co.	$43,074.00
D. Vida Construction & Painting Co.	$29,960.00
Albert Lee Construction Co.	$54,689.00

WHEREAS, Authority staff has evaluated the low bid and found the bid to be in compliance with all requirements of the bid proposal; and

WHEREAS, this bid is within this funding allocation;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized and directed to execute a contract with D. Vida Construction & Painting Co. on behalf of the Authority in the amount of

$35,952.00

($29,960.00 + 20% contingency)

APPROVED AS TO FORM:

_____
Legal Counsel

_____
Date

(e) RESOLUTION NO. 2977

RESOLUTION RATIFYING THE AWARD OF A CONTRACT FOR THE GENERAL REPAIR OF THREE (3) VACANT UNITS AT ALICE GRIFFITH, CAL 1-18(4), TWO (2) VACANT UNITS AT HUNTERS POINT, CAL 1-17 AND TWO (2) VACANT UNITS AT HUNTERS VIEW, CAL 1-18

* *

WHEREAS, the Authority has been allotted funds by HUD, as part of the Comprehensive Improvement Assistance Program, (CIAP) for the repair of Authority owned vacant units; and

WHEREAS, there are three (3) heavily damaged units at Alice Griffith, two (2) units at Hunters Point and two (2) units at Hunters View; and

WHEREAS, the Executive Director has declared that delay in the repair of vacant units represents a threat to property and therefore is an EMERGENCY; and

WHEREAS, the Authority solicited bids for the repair of these seven (7) units; and

WHEREAS, the following three bids were received from contractors Pre-Qualified, by the Authority:

BIDDER	BID AMOUNT
Angotti & Reilly Inc./T.E. Joo	$75,065.00
Millard Tong Construction	$77,125.00
Transworld Construction	--No Bid--

WHEREAS, Authority staff has evaluated the low bid and found the bid to be in compliance with all requirements of the bid proposal; and

WHEREAS, this bid is within this funding allocation;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized and directed to execute a contract with Angotti & Reilly Inc./T.E. Joo on behalf of the Authority in the amount of

$90,078.00

($75,065.00 + 20% contingency)

APPROVED AS TO FORM:

_____
Legal Counsel

_____
Date

(f) RESOLUTION NO. 2978

RESOLUTION RATIFYING THE AWARD OF A CONTRACT FOR THE GENERAL REPAIR OF FIVE (5) VACANT UNITS AT SUNNYDALE, CAL 1-3, PHASE II

* *

WHEREAS, the Authority has been allotted funds by HUD, as part of the Comprehensive Improvement Assistance Program, (CIAP) for the repair of Authority owned vacant units; and

WHEREAS, there are five (5) heavily damaged units at Sunnydale; and

WHEREAS, the Executive Director has declared that delay in the repair of vacant units represents a threat to property and therefore is an EMERGENCY; and

WHEREAS, the Authority solicited bids for the repair of these five (5) units at Sunnydale; and

WHEREAS, the following three bids were received from contractors Pre-Qualified, by the Authority:

BIDDER	BID AMOUNT
Lee's Homebuilder Inc./T.E. Joo	$78,065.00
Arriba Juntos	$39,695.00
D. Vida Construction	$47,759.00

WHEREAS, Authority staff has evaluated the low bid and found the bid to be in compliance with all requirements of the bid proposal; and

WHEREAS, this bid is within this funding allocation;

NOW THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized and directed to execute a contract with Arriba Juntos on behalf of the Authority in the amount of

$47,634.00

($39,695.00 + 20% contingency)

APPROVED AS TO FORM:

_____
Legal Counsel

_____
Date

Commissioner Brooks moved to adopt Resolutions No. 2974, No. 2975, No. 2976, No. 2977 and No. 2978 and Commissioner Miller seconded the motion. Resolutions No. 2974, No. 2975, No. 2976, No. 2977 and No. 2978 were UNANIMOUSLY ADOPTED.

(g) RESOLUTION NO. 2979

RESOLUTION AUTHORIZING AWARD OF CONSTRUCTION CONTRACT FOR OFFICE AREA MODIFICATIONS AT 440 TURK STREET, CAL 1-41

* *

WHEREAS, intentions to take public bids for construction modifications to the 440 Turk Street Turnkey was publicly announced on March 18, 1987; and

WHEREAS, competitive bids were received from three (3) bidders publicly read aloud and the submitting bidders proposed as follows:

P.F.W. Associates	$92,000.00
Crociani Construction	$95,648.00
Angotti & Reilly/T.E. Joo	$99,393.00; and

WHEREAS, funds for the construction work is available in the contingency funding for the 440 Turk Street Turnkey Project;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. A contract for the specified work be awarded to P.F.W. Associates in the amount of $92,000.00.

2. This action shall not constitute notice to the Bidder of award of contract and no award shall be effective until the Bidder is given written notice thereof.

3. This action is contingent upon receipt and approval of the Bidder's Affirmative Action Program and evidence of bondability.

4. The Secretary/Executive Director is authorized to execute a contract with the above-named Bidder on behalf of this Authority.

APPROVED AS FORM:

_____
GERALDINE CHAVIS
Legal Counsel

_____
Date

Commissioner Brooks moved to adopt Resolution No. 2979 and Commissioner San Jule seconded the motion. Resolution No. 2979 was UNANIMOUSLY ADOPTED.

(h) RESOLUTION NO. 2980

RESOLUTION AUTHORIZING APPROVAL OF CHANGE ORDER T-11
FOR 440 TURK STREET TURNKEY CONTRACT FOR SALE
* *

WHEREAS, a Turnkey Contract of Sale was executed on June 7, 1985, with Central City Developers, Inc., for purchase of the proposed CAL 1-41, 440 Turk Street construction; and

WHEREAS, 8 items of additional cost as defined in Change Order "T-11" by Central City Developers which were not specified in the Contract of Sale; and

WHEREAS, Central City Developers has requested the Contract of Sale be increased by $49,099.00 and seven additional days; and

WHEREAS, funds for this additional cost are available in the Contingency Line Item of the HUD Project Budget for the Turnkey Project;

NOW, THEREFORE, BE IT RESOLVED BY THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. Change Order "T-11" for the specified work be approved in the amount of $49,099.00.

2. The Secretary/Executive Director is authorized to execute said Change Order.

3. This Resolution becomes effective upon HUD approval.

APPROVED AS TO FORM:

_____
GERALDINE CHAVIS
Legal Counsel

_____
Date

Vice President Chuck moved to adopt Resolution No. 2980 and Commissioner Miller seconded the motion. Resolution No. 2980 was UNANIMOUSLY ADOPTED.

(i) RESOLUTION NO. 2981

RESOLUTION AUTHORIZING APPROVAL OF CHANGE ORDER T-12
FOR 440 TURK STREET TURNKEY CONTRACT FOR SALE
* *

WHEREAS, a Turnkey Contract of Sale was executed on June 7, 1985, with Central City Developers, Inc., for purchase of the proposed CAL 1-41, 440 Turk Street construction; and

WHEREAS, the Contract of Sale specified that additional cost related usual soil conditions encountered in the installation of the elevator well cylinder would be reimbursed and the Developer did encounter subsoil sand conditions requiring special procedures to install the cylinder; and

WHEREAS, the City of San Francisco issued a notification that effective May 1, 1986, lead content in soldering flux would be restricted to the 95/5 type and this type requires additional labor cost to install; and

WHEREAS, Central City Developers has requested the Contract of Sale be increased by $6,625.00 and two additional days; and

WHEREAS, funds for this additional cost are available in the Contingency Line Item of the HUD Project Budget for the Turnkey Project.

NOW, THEREFORE, BE IT RESOLVED BY THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. Change Order "T-12" for the specified work be approved in the amount of $6,625.00.

2. The Secretary/Executive Director is authorized to execute said Change Order.

3. This Resolution becomes effective upon HUD approval.

APPROVED AS TO FORM:

_____
GERALDINE CHAVIS
Legal Counsel

_____
Date

Commissioner Miller moved to adopt Resolution No. 2981 and Commissioner Westbrook seconded the motion. Resolution No. 2981 was UNANIMOUSLY ADOPTED.

(j) RESOLUTION NO. 2982

RESOLUTION AUTHORIZING APPROVAL OF CHANGE ORDER T-9
FOR 440 TURK STREET TURNKEY CONTRACT FOR SALE
* *

WHEREAS, a Turnkey Contract of Sale was executed on June 7, 1985, with Central City Developers, Inc., for purchase of the proposed CAL 1-41, 440 Turk Street construction; and

WHEREAS, the original Contract of Sale did not explicitly specify as to the electrical transformer being a wet type or dry type and representatives of the Authority directed Central City Developers

to the higher priced dry transformer at additional cost to the Contract; and

WHEREAS, PG&E required design changes to the transformer vault construction design after the execution of the Contract of Sale; and

WHEREAS, Central City Developers has requested the Contract of Sale be increased by $8,883.00 and two additional days; and

WHEREAS, funds for this additional cost are available in the Contingency Line Item of the HUD Project Budget for the Turnkey Project;

NOW, THEREFORE, BE IT RESOLVED BY THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. Change Order "T-9" for the specified work be approved in the amount of $8,883.00.

2. The Secretary/Executive Director is authorized to execute said Change Order.

3. This Resolution becomes effective upon HUD approval.

APPROVED AS TO FORM:

_____
GERALDINE CHAVIS
Legal Counsel

_____
Date

Commissioner Miller moved to adopt Resolution No. 2982 and Commissioner Westbrook seconded the motion. Resolution No. 2982 was UNANIMOUSLY ADOPTED.

Commissioner Brooks acknowledged the presence of the developers in the audience: Clifton Jeffers, Ben James and Welton Flynn.

On behalf of the developers, Mr. Clifton Jeffers addressed the Commission regarding some outstanding issues. He provided background information explaining how a turnkey development differs from other types of construction. He explained that the contingency funds are in the Authority's budget and subject to the approval of the Authority and HUD. There are approximately 20 change orders outstanding and he needed clarification on the basis upon which some were approved and not approved by staff. Mr. Clay read a letter that he received today from the regional office of HUD spelling out the reasons for approving or disapproving the change orders. Mr. Jeffers requested a copy of that letter. He further stated that the building had achieved substantial completion as of March 31. The contractor has not received the punch list items. Mr. Welton Flynn stated that time was a critical factor and that it was important to close out these issues expeditiously. President Fussell recommended that the whole Commission meet as the Site and Design Committee with staff and the developers and go over the change orders. Commissioner Brooks requested that the meeting be held before the next Commission meeting.

(k) RESOLUTION NO. 2983

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO INCREASE THE CONTRACT AMOUNT WITH THE PACIFIC GAS AND ELECTRIC COMPANY FOR THE REPLACEMENT OF THE BERNAL DWELLINGS, POTRERO ANNEX, VALENCIA GARDENS, NORTH BEACH, ALEMANY AND HAYES VALLEY SITE GAS LINES TO CONFORM TO THE REQUIREMENTS OF THE 1986 TAX REFORM ACT

* *

WHEREAS, on February 26, 1987, the Commission of the City and County of San Francisco adopted Resolution No. 2955 authorizing the Executive Director to enter into a contract with the Pacific Gas and Electric Company to replace underground gas pipes at the following facilities for the following cost:

Bernal Dwellings, CAL 1-5	$ 67,619
Potrero Annex, CAL 1-10	$140,546
Valencia Gardens, CAL 1-4	$ 69,139
North Beach, CAL 1-11	$ 21,018
Alemany, CAL 1-16	$124,016
Hayes Valley, CAL 1-18(7)	$ 37,579
Total Cost	$459,917

WHEREAS, on March 25, 1987, the Pacific Gas and Electric Company informed the Authority that due to the 1986 Tax Reform Act, gas line replacement work of this type is subject to a new Contribution-in-Aid of Construction (CIAC) tax; and

WHEREAS, this CIAC tax will increase the cost to have PG&E perform the gas replacement work to the following new amounts:

Bernal Dwellings, CAL 1-5	$ 82,428
Potrero Annex, CAL 1-10	$171,419
Valencia Gardens, CAL 1-4	$ 24,440
North Beach, CAL 1-11	$ 40,757
Alemany, CAL 1-16	$ 87,684
Hayes Valley, CAL 1-18(7)	$153,415
Total Cost	$560,143

WHEREAS, sufficient funding is available in the Authority's CA-1-909 and CA-1-913 Comprehensive Improvement Assistance Program Budgets to do the work at this additional cost;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. That Resolution No. 2955 is hereby rescinded.

2. That the Executive Director is authorized to enter into an agreement with the Pacific Gas and Electric Company to install new underground gas systems at Bernal Dwellings, Potrero Annex, Valencia Gardens, North Beach, Alemany and Hayes Valley for a new total of $560,143.

3. That this Resolution takes effect immediately.

APPROVED AS TO FORM:

_____
GERALDINE CHAVIS, Counsel

Date: _____

Vice President Chuck moved to adopt Resolution No. 2983 and Commissioner San Jule seconded the motion. Resolution No. 2983 was UNANIMOUSLY ADOPTED.

(1) RESOLUTION NO. 2984

RESOLUTION AUTHORIZING A PAYMENT OF $81,000 TO THE CITY AND COUNTY OF SAN FRANCISCO FOR THE INSPECTION AND REMOVAL OF UNDGERGROUND STORAGE TANKS AT 1815 EGBERT AVENUE, HAYES VALLEY, YERBA BUENA PLAZA EAST AND VALENCIA GARDENS

* *

WHEREAS, the City and County of San Francisco has adopted Ordinance No. 253-86 requiring all city departments to test for contamination from leaks from underground storage tanks on their property; and

WHEREAS, the San Francisco Housing Authority has identified ten (10) such tanks, no longer in use, on Authority property; and

WHEREAS, the San Francisco Department of Public Works has agreed to test for contamination and to remove all ten (10) abandoned Authority tanks for the estimated cost of $81,000 as part of their effort to address tanks on City property; and

WHEREAS, funding has been provided in the Authority's CA-1-912 Comprehensive Improvement Assistance Program to complete this work;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. That the Executive Director is authorized to pay the City and County of San Francisco $81,000 to inspect, test for soil contamination and remove ten (10) abandoned underground storage tanks on Authority property.

2. That this Resolution becomes effective immediately.

APPROVED AS TO FORM:

_____
GERALDINE CHAVIS
Legal Counsel

_____
Date

Commissioner Westbrook moved to adopt Resolution No. 2984 and Commissioner Miller seconded the motion. Resolution No. 2984 was UNANIMOUSLY ADOPTED.

(m) RESOLUTION NO. 2985

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A CONTRACT WITH SCOTT MOVERS TO RELOCATE FAMILIES FROM 345 HERMANN

* *

WHEREAS, the frequency of elevator breakdowns at 345 Hermann prompted the Executive Director to acquire an engineering analysis of the problem and solution; and

WHEREAS, the engineering inspection report indicates a major structural problem with the elevator shaft that is irreparable; and

WHEREAS, the Executive Director has decided to vacate the building, relocate the forty (40) senior families currently residing therein, and bear the cost of moving these families to other senior developments; and

WHEREAS, Scott Moving Company has submitted a proposal to assist in packing, unpacking and moving families at a per unit cost of $375.00, and the bid from Scott Movers has been accepted;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. The Executive Director is authorized to execute a contract with Scott Moving Company, not to exceed $15,000, to effect the relocation of families from 345 Hermann.

APPROVED AS TO FORM:

_____
GERALDINE CHAVIS, Legal Counsel

DATE:_____

Vice President Chuck moved to adopt Resolution No. 2985 and Commissioner Brooks seconded the motion. Resolution No. 2985 was UNANIMOUSLY ADOPTED.

(n) RESOLUTION NO. 2986

RESOLUTION AMENDING THE BYLAWS TO CHANGE THE DATE OF THE ANNUAL MEETING, AUTHORIZING THE ANNUAL MEETING TO BE HELD EITHER THE FOURTH THURSDAY OF MAY OR SUCH OTHER TIME AS DESIGNATED BY THE BOARD OF COMMISSIONERS

* *

WHEREAS, the bylaws presently provide that the Annual Meeting of the Commissioners be held on the fourth Thursday of May; and

WHEREAS, the bylaws provide for amendments to be made at any regular or special meeting;

WHEREAS, the Commission desires to amend its bylaws;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT THE BYLAWS ARE AMENDED AS FOLLOWS:

I. Article III Section I: Annual Meetings:

The Annual Meeting of the Authority shall be held on the second Thursday of May, or such other time as designated

by a 2/3 majority vote of the Commissioners, at the regular meeting place of the Authority. In the event such day shall fall on a legal holiday, the Annual Meeting shall be held on the next succeeding business day.

APPROVED AS TO FORM:

_____
GERALDINE CHAVIS
Legal Counsel

_____
Date

Commissioner Brooks moved to adopt Resolution No. 2986 and Commissioner Westbrook seconded the motion. Resolution No. 2986 was UNANIMOUSLY ADOPTED.

PHTA REPORT: Jan Allen, Acting President of PHTA, gave an oral report. There was a large number of people in attendance at the PHTA meeting of April 8. Ms. Allen expressed her concern that there was inadequate representation from Authority staff. Commissioner Westbrook emphasized the importance of having a written report from PHTA.

The following people also addressed the Commission regarding PHTA and other matters:

Walter Johnson, Secretary, SF Labor Council - Supports PHTA. Stated that the Labor Council is in partnership with PHTA. They will be working with PHTA on ways to improve the lives of public housing tenants.

Denis Martin, PHTA - Requested clarification on the budget. Wanted to schedule another meeting with the Executive Director to deal with the issues that were brought up at the PHTA meeting.

Linda Williams, Plaza - Emphasized that the drug problem is the real issue facing public housing tenants, especially in the Plaza area.

Eva Mae Williams, Plaza - Also concerned about the drug problem. Asked who inspected the units after they were rehabbed and what was the status of Plaza West Project. Mr. Clay answered her questions.

12. ADJOURNMENT:

There being no further business to come before the Commission, the meeting of April 9, 1987 was adjourned at 7:05 p.m. Following the regular Commission meeting, the Commission went into Executive Session to discuss litigation matters.

_____
JAMES G. FUSSELL, JR., President

James E. Clay
_____
JAMES E. CLAY
Secretary/Executive Director

SAN FRANCISCO HOUSING AUTHORITY

1815 EGBERT AVENUE • SAN FRANCISCO, CALIFORNIA 94124 • TELEPHONE (415) 468-3800

Dianne Feinstein, *Mayor*
James G. Fussell, Jr., *President*
Reverend Harry Chuck, *Vice President*
Joan M. San Jule, *Commissioner*
Preston Cook, *Commissioner*
Betty Brooks, *Commissioner*
Elouise Westbrook, *Commissioner*
James McNamara, *Commissioner*

James E. Clay, *Executive Director/Secretary*

APRIL 20, 1987

PUBLIC NOTICE

THE REGULARLY SCHEDULED MEETING OF THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO WILL BE HELD AT 4:00 P.M., THURSDAY, APRIL 23, 1987 IN THE COMMISSION ROOM AT 1815 EGBERT AVENUE, SAN FRANCISCO, CALIFORNIA.

James E Clay

JAMES E. CLAY
Secretary/Executive Director

JEC:gb

DOCUMENTS DEPT.
APR 20 1987
SAN FRANCISCO
PUBLIC LIBRARY

F
65
1
3/87

REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION WILL BE HELD ON THURSDAY, APRIL 23, 1987 4:00 P.M., 1815 EGBERT AVENUE, SAN FRANCISCO CALIFORNIA

T E N T A T I V E A G E N D A

* * * * * * * * * * * * * * * * *

1. ROLL CALL:

James G. Fussell, Jr., President
Reverend Harry Chuck, Vice President
Joan M. San Jule, Commissioner
Betty Brooks, Commissioner
Elouise Westbrook, Commissioner
L. Kirk Miller, Commissioner
James McNamara, Commissioner

DOCUMENTS DEPT.
APR 20 1987
SAN FRANCISCO PUBLIC LIBRARY

2. VISITORS:

3. APPROVAL OF AGENDA:

4. APPROVAL OF MINUTES:

5. GENERAL COMMUNICATIONS:

6. REPORT OF SECRETARY:

7. COMMITTEE REPORT:

8. REPORT OF COUNSEL:

9. TENANT REPRESENTATIVE REPORT:

10. UNFINISHED BUSINESS:

(a) Resolution - Authorizing Replacement of a Leased Vehicle

11. NEW BUSINESS:

(a) Resolution - Authorizing Settlement of an Action Known as San Francisco Housing Authority, et al. vs. Pauline Gonzales, et al., Civil Action No. 800 966

(b) Resolution - Authorizing Settlement of an Action Known as Joyce L. Reese vs. San Francisco Housing Authority et. al., Civil Action No. 855 171

(c) Resolution - Amending Resolution No. 2887 Authorizing the Executive Director to Implement the Classification and Compensation Schedule

(d) Resolution - Authorizing Award of Contract for the Installation of a Fire Sprinkler System at Bernal Dwellings, CAL 1-5

(e) Resolution - Authorizing Award of Contract for the Installation of a Fire Sprinkler System at Ping Yuen North, CAL 1-18(6)

New Business (cont.)

(f) Resolution - Authorizing Award of Contract for the Installation of a Fire Sprinkler System at North Beach, CAL 1-11

(g) Resolution - Authorizing Award of Contract for the Installation of a Fire Sprinkler System at Ping Yuen, CAL 1-15

(h) Resolution - Authorizing Award of Contract for the Installation of a Fire Sprinkler System at Valencia Gardens, CAL. 1-4

(i) Resolution - Authorizing the Executive Director to Travel to Washington D.C. to Meet with HUD Central Staff and Automation Research Systems, Limited for a Technical Review of the HUD Management Project

12. ADJOURNMENT:

JAMES E. CLAY
Secretary/Executive Director

SF
H65
#3
4/23/87

Minutes

DOCUMENTS DEPT.
MAY 13 1987
SAN FRANCISCO
PUBLIC LIBRARY

HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Regular Meeting Held:
Thursday, April 23, 1987

1815 Egbert Avenue
San Francisco, CA

The Housing Authority of the City and County of San Francisco met in regular session at 1815 Egbert Avenue, San Francisco, California on Thursday, April 23, 1987 at 4:00 p.m.

1. ROLL CALL:

The meeting was called to order by President Fussell at 4:05 p.m.

Roll Call found the following members to be:

PRESENT:
James G. Fussell, Jr., President
Reverend Harry Chuck, Vice President
Joan San Jule, Commissioner
Betty Brooks, Commissioner
Elouise Westbrook, Commissioner
L. Kirk Miller, Commissioner
James McNamara, Commissioner

A quorum was present.

ALSO PRESENT:
James E. Clay, Executive Director
Geraldine Chavis, Legal Counsel

2. VISITORS:

Lula M. Bruno, Eva Mae Williams, Darlene Ross

Mr. Clay introduced Mr. Bob McKay, Director of the Council for Large Public Housing Authorities, who is here from Boston.

3. APPROVAL OF AGENDA:

Commissioner Brooks moved to approve the agenda of April 23, 1987 and Commissioner Westbrook seconded the motion. The agenda of April 23, 1987 was UNANIMOUSLY APPROVED.

4. APPROVAL OF MINUTES:

Commissioner Miller moved to approve the minutes of April 9, 1987 and Commissioner Brooks seconded the motion. The minutes of April 9, 1987 were UNANIMOUSLY APPROVED.

5. GENERAL COMMUNICATIONS:

President Fussell called on Ms. Jan Allen, Acting President of PHTA. Ms. Allen thanked Mr. Clay, Commissioner Westbrook Mr. Gholson and Mr. Kelly for attending the PHTA meeting of April 22.

6. REPORT OF SECRETARY:

Report of Secretary has been submitted in written form. Mr. Clay called attention to the delay in installing telephone/computer lines in 440 Turk Street. This means there will be a delay in moving the offices back to Turk Street. He suggested holding the annual meeting in June. A determination will be made at the next Commission meeting.

7. COMMITTEE REPORTS:

Site and Design Committee - Commissioner Miller reported that the Committee of the whole Commission met to review change orders. The developers and the architect were in attendance and presented a list of change orders. The change orders were reviewed one by one. Of the seven submitted, the Committee recommended three items for forwarding to HUD for payment. There were also costs incurred by the architect which the Committee recommended for payment. Commissioner Westbrook moved to accept the report of the Site and Design Committee and Vice President Chuck seconded the motion. The motion was UNANIMOUSLY ADOPTED. Mr. Clay clarified that the items from the architect needed documentation before he could act on them.

8. REPORT OF COUNSEL:

The Report of Counsel has been submitted in written form.

9. TENANT REPRESENTATIVE REPORT:

Commissioner Westbrook reiterated that the meeting with PHTA was a very productive meeting.

10. UNFINISHED BUSINESS:

(a) RESOLUTION NO. 2987

RESOLUTION AUTHORIZING THE
REPLACEMENT OF A LEASED VEHICLE
* * * * * * * * * * * * * * * * * *

WHEREAS, the American International Leasing Company is in receivership and will no longer be able to provide a leasing service for the vehicle utilized by the executive staff; and

WHEREAS, it is in the best financial interest of the Authority to purchase rather than lease a vehicle for use by the executive staff; and

WHEREAS, the Materials Management Unit has solicited bids to purchase a vehicle to replace a leased vehicle for the executive staff; and

WHEREAS, Lloyd Wise Oldsmobile-GMC is the lowest responsible bidder;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to purchase a vehicle to replace a leased vehicle in an amount not to exceed $13,677.81.

2. This resolution shall become effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis, Legal Counsel

Date: _____

Mr. Clay noted that this item was tabled at the Commission meeting of March 12, 1987 pending obtaining a definite bid quote for the automobile. Commissioner Westbrook moved to adopt Resolution No. 2987 and Commissioner San Jule seconded the motion. Resolution No. 2987 was UNANIMOUSLY ADOPTED.

11. NEW BUSINESS:

(a) RESOLUTION NO. 2988

RESOLUTION AUTHORIZING SETTLEMENT OF AN ACTION KNOWN AS SAN FRANCISCO HOUSING, et al. vs. PAULINE GONZALES, et al. CIVIL ACTION NO. 800 966

* *

WHEREAS, there is presently pending in the Superior Court of the State of California, City and County of San Francisco, an action which is known as San Francisco Housing Authority, et al. vs. Pauline Gonzales, et al. Civil Action No. 800 966; and

WHEREAS, to avoid protracted litigation and to facilitate the resolution of the matters in controversy under the complaint, and the attendant cross-complaint and complaint in intervention, the Plaintiffs/Cross-Defendants, San Francisco Housing Authority, (Plaintiffs) and the Defendants/Cross-Complainants, Pauline Gonzales, Isbel Esplana, Kaiser T. McGrath; Elizabeth McGrath, Wawona Harshman Ratley, Judy McCabe and Vivian Harris (Defendants) and Plaintiffs in intervention, Betty J. Hoskins and Inez Alexander (Defendants) have proposed a Settlement Agreement; and

WHEREAS, it is recognized that it would cost the San Francisco Housing Authority a substantial sum of money and amount of staff time to continue the defense of this litigation through trial; and

WHEREAS, substantial legal fees and staff time could be saved by entering into Settlement Agreement; and

WHEREAS, representatives of the San Francisco Housing Authority have negotiated in good faith a Settlement Agreement with Defendants which amounts to a fair and reasonable resolution of the issues of the lawsuit; and

WHEREAS, the Commission of the San Francisco Housing Authority has reviewed the terms of the proposed Settlement Agreement in Executive Session at its April 9, 1987 meeting; and

WHEREAS, by entering into a Settlement Agreement, is not to be construed as an admission of any liability, wrongdoing or failure on the part of the San Francisco Housing Authority;

NOW, THEREFORE, BE IT RESOLVED by the Commission of the Housing Authority of the City and County of San Francisco that;

1. The Board of Commissioners of the San Francisco Housing Authority hereby authorizes James E. Clay, Executive Director, and its attorneys, to enter into a Settlement Agreement, in that action known as San Francisco Housing Authority, et al. vs. Pauline Gonzales, et al., in San Francisco Superior Court Action No. 800 966.

2. Said authorization shall not take effect until the U.S. Department of Housing and Urban Development has approved the said Settlement Agreement in writing.

APPROVED AS TO FORM:

_____
GERALDINE L. CHAVIS, Counsel

Date: _____

Commissioner Westbrook moved to adopt Resolution No. 2988 and Commissioner Brooks seconded the motion. Resolution No. 2988 was UNANIMOUSLY ADOPTED.

(b) RESOLUTION NO. 2989

RESOLUTION AUTHORIZING SETTLEMENT OF AN ACTION KNOWN AS JOYCE L. REESE v. SAN FRANCISCO HOUSING AUTHORITY, et al. CIVIL ACTION NO. 855 171

* *

WHEREAS, there is presently pending in the Superior Court of the State of California, City and County of San Francisco, an action which is known as Joyce L. Reese v. San Francisco Housing Authority, et al., Civil Action No. 855 171; and

WHEREAS, to avoid protracted litigation and to facilitate the resolution of the matters in controversy under the complaint, Scott C. Finch of Moore, Clifford, Wolfe, Larson & Trutner (Defense Counsel) have proposed a settlement value of no greater than twenty-five thousand dollars ($25,000.00); and

WHEREAS, it is recognized that it would cost the San Francisco Housing Authority a substantial sum of money and amount of staff time to continue the defense of this litigation through trial; and

WHEREAS, substantial legal fees and staff time could be saved by entering into Settlement Agreement; and

WHEREAS, representatives of the San Francisco Housing Authority have negotiated in good faith a settlement value with Plaintiffs which amounts to a fair and reasonable resolution of the issues of the lawsuit; and

WHEREAS, the Commission of the San Francisco Housing Authority has reviewed the terms of the proposed Settlement Agreement in Executive Session at its April 9, 1987 meeting; and

WHEREAS, by entering into a Settlement Agreement, is not to be construed as an admission of any liability, wrongdoing or failure on the part of the San Francisco Housing Authority;

NOW, THEREFORE, BE IT RESOLVED by the Commission of the Housing Authority of the City and County of San Francisco that;

1. The Board of Commissioners of the San Francisco Housing Authority hereby authorizes James E. Clay, Executive Director, and its attorneys, to enter into a Settlement Agreement, in that action known as Joyce L. Reese v. San Francisco Housing Authority, et al., San Francisco Superior Court Action No. 855 171.

2. Said authorization shall not take effect until the U.S. Department of Housing and Urban Development has approved the said Settlement Agreement in writing or determined that such approval is not required.

APPROVED AS TO FORM:

_____
GERALDINE L. CHAVIS
Legal Counsel

Date: _____

Commissioner Brooks moved to adopt Resolution No. 2989 and Commissioner Westbrook seconded the motion. Resolution No. 2989 was UNANIMOUSLY ADOPTED.

(c) RESOLUTION NO. 2990

RESOLUTION AMENDING RESOLUTION NO. 2887
AUTHORIZING THE EXECUTIVE DIRECTOR TO IMPLEMENT
THE CLASSIFICATION AND COMPENSATION SCHEDULE
* *

WHEREAS, on October 23, 1986 the Board of Commissioners of the San Francisco Housing Authority adopted Resolution No. 2887 authorizing the Executive Director to implement a classification and compensation schedule; and

WHEREAS, said resolution held employees affected by decrease in salary harmless for a period of six (6) months; and

WHEREAS, said resolution also required the Executive Director to provide the Commission with a report detailing the implementation of said policy; and

WHEREAS, said report of the Executive Director recommends that the time period that employees affected by a decrease in salary be held harmless be extended from six (6) months to the remainder of the fiscal year; and

WHEREAS, the Commissioners have reviewed this recommendation;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. Resolution No. 2887 be hereby amended and revised such that employees affected by a decrease in salary are held harmless for the remainder of the fiscal year 1987, a period up to and including September 30, 1987 in lieu of six (6) months.

2. That all remaining portions of Resolution No. 2887 remain in full force and effect as originally adopted.

3. That this Resolution becomes effective immediately.

APPROVED AS TO FORM:

_____
Legal Counsel

_____
Date

Commissioner Miller moved to adopt Resolution No. 2990 and Vice President Chuck seconded the motion. Resolution No. 2990 was UNANIMOUSLY ADOPTED.

For the purposes of the discussion and the vote items (d) through (h) were combined.

(d) RESOLUTION NO. 2991

RESOLUTION AUTHORIZING AWARD OF CONTRACT FOR THE INSTALLATION OF A FIRE SPRINKLER SYSTEM AT BERNAL DWELLINGS, CAL 1-5

* *

WHEREAS, on January 05, 1987, this Authority advertised for bids for the installation of a fire sprinkler system at Bernal Dwellings, CAL 1-5 to address serious fire code issues at that project; and

WHEREAS, on January 28, 1987, the one following bid was received and publicly opened and read aloud:

Bidder	Bid Amount
E. Mitchell, Inc.	$ 203,985.00

WHEREAS, the Authority staff has evaluated the low bid and found the bid to be in compliance with all requirements of the bid proposal; and

WHEREAS, HUD has agreed to provide sufficient funding from the CA-1-913 Comprehensive Improvement Assistance Program allocation to complete this work.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. That a contract for the work be awarded to E. Mitchell, Inc. in the amount of $ 203,985.00.

2. That the Executive Director/Secretary is authorized and directed to execute a contract with the above mentioned contractor on behalf of this Authority.

APPROVED AS TO FORM:

_____
GERALDINE CHAVIS
Legal Counsel

_____
Date

(e) RESOLUTION NO. 2992

RESOLUTION AUTHORIZING AWARD OF CONTRACT FOR
THE INSTALLATION OF A FIRE SPRINKLER SYSTEM AT
PING YUEN NORTH, CAL 1-18(6)
* *

WHEREAS, on January 15, 1987, this Authority advertised for bids for the installation of a fire sprinkler system at Ping Yuen North, CAL 1-18(6) to address serious fire code issues at that project; and

WHEREAS, on February 13, 1987, the one following bid was received and publicly opened and read aloud:

Bidder	Bid Amount
Viking Fire Protection Company	$248,845.00

WHEREAS, the Authority staff has evaluated the low bid and found the bid to be in compliance with all requirements of the bid proposal; and

WHEREAS, HUD has agreed to provide sufficient funding from the CA-1-913 Comprehensive Improvement Assistance Program allocation to complete this work.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. That a contract for the work be awarded to Viking Fire Protection Company in the amount of $248,845.00.

2. That the Executive Director/Secretary is authorized and directed to execute a contract with the above mentioned contractor on behalf of this Authority.

APPROVED AS TO FORM:

_____
GERALDINE CHAVIS
Legal Counsel

_____
Date

(f) RESOLUTION NO. 2993

RESOLUTION AUTHORIZING AWARD OF CONTRACT FOR
THE INSTALLATION OF A FIRE SPRINKLER SYSTEM AT
NORTH BEACH, CAL 1-11
* *

WHEREAS, on January 15, 1987, this Authority advertised for bids for the installation of a fire sprinkler system at North Beach CAL 1-11 to address serious fire code issues at that project; and

WHEREAS, on February 10, 1987, the one following bid was received and publicly opened and read aloud:

Bidder	Bid Amount
Viking Fire Protection Company	$224,745.00

WHEREAS, the Authority staff has evaluated the low bid and found the bid to be in compliance with all requirements of the bid proposal; and

WHEREAS, HUD has agreed to provide sufficient funding from the CA-1-913 Comprehensive Improvement Assistance Program allocation to complete this work.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. That a contract for the work be awarded to Viking Fire Protection Company in the amount of $224,745.00.

2. That the Executive Director/Secretary is authorized and directed to execute a contract with the above mentioned contractor on behalf of this Authority.

APPROVED AS TO FORM:

_____
GERALDINE CHAVIS
Legal Counsel

_____
Date

(g) RESOLUTION NO. 2994

RESOLUTION AUTHORIZING AWARD OF CONTRACT FOR THE INSTALLATION OF A FIRE SPRINKLER SYSTEM AT PING YUEN, CAL 1-15

* *

WHEREAS, on January 15, 1987, this Authority advertised for bids for the installation of a fire sprinkler system at Ping Yuen, CAL 1-15, to address serious fire code issues at that project; and

WHEREAS, on February 11, 1987, the one following bid was received and publicly opened and read aloud:

Bidder	Bid Amount
Viking Fire Protection Company	$264,835.00

WHEREAS, the Authority staff has evaluated the low bid and found the bid to be in compliance with all requirements of the bid proposal; and

WHEREAS, HUD has agreed to provide sufficient funding from the CA-1-913 Comprehensive Improvement Assistance Program allocation to complete this work.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. That a contract for the work be awarded to Viking Fire Protection Company in the amount of $264,835.00.

2. That the Executive Director/Secretary is authorized and directed to execute a contract with the above mentioned contractor on behalf of this Authority.

APPROVED AS TO FORM:

_____
GERALDINE CHAVIS
Legal Counsel

_____
Date

(h) RESOLUTION NO. 2995

RESOLUTION AUTHORIZING AWARD OF CONTRACT FOR THE INSTALLATION OF A FIRE SPRINKLER SYSTEM AT VALENCIA GARDENS, CAL 1-4

* *

WHEREAS, on January 05, 1987, this Authority advertised for bids for the installation of a fire sprinkler system at Valencia Gardens, CAL 1-4, to address serious fire code issues at that project; and

WHEREAS, on January 28, 1987, the one following bid was received and publicly opened and read aloud:

Bidder	Bid Amount
E. Mitchell, Inc.	$338.895.00

WHEREAS, the Authority staff has evaluated the low bid and found the bid to be in compliance with all requirements of the bid proposal; and

WHEREAS, HUD has agreed to provide sufficient funding from the CA-1-913 Comprehensive Improvement Assistance Program allocation to complete this work.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. That a contract for the work be awarded to E. Mitchell, Inc. in the amount of $338,895.00.

2. That the Executive Director/Secretary is authorized and directed to execute a contract with the above mentioned contractor on behalf of this Authority.

APPROVED AS TO FORM:

_____
GERALDINE CHAVIS, Counsel

Date: _____

Vice President Chuck moved to adopt Resolutions No. 2991, No. 2992, No. 2993, No. 2994 and No. 2995 and Commissioner Brooks seconded the motion. Resolutions No. 2991, No. 2992, No. 2993, No. 2994 and No. 2995 were UNANIMOUSLY ADOPTED.

(i) RESOLUTION NO. 2996

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO TRAVEL TO WASHINGTON D.C. TO MEET WITH HUD OFFICIALS AND OFFICIALS OF AUTOMATION RESEARCH SYSTEMS, LIMITED FOR A TECHNICAL REVIEW OF THE HUD MANAGEMENT PROJECT

* *

WHEREAS, the Department of Housing and Urban Development agreed to permit the San Francisco Housing Authority to reprogram Comprehensive Improvement Assistance Program funds to purchase the necessary equipment to move to a micro-P.C., based computer system which will lead to the integrated system this Authority needs in order to operate efficiently and effecitvely; and

WHEREAS, a meeting is scheduled in Washington D.C. on April 27-28, 1987 for the purpose of conducting a technical review of the contract for the development of an information system for this Authority and there will also be an opportunity to make an

on-site visit where hardware similar to that being recommended by consultants is in use; and

WHEREAS, this Authority deems that the attendance of the Executive Director to this meeting with the Assistant Secretary for Public Housing, the consultants and the HUD regional staff, is important and essential to the Authority's conduct of its low-rent housing program;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. That travel by the Executive Director to Washington D.C. for the purpose of attending this meeting is hereby approved;

2. That travel be in conformance with the rules and regulations of the travel policy of this Authority;

3. That this resolution shall become effective immediatley.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis, Legal Counsel

Date: _____

Vice President Chuck moved to adopt Resolution No. 2996 and Commissioner Brooks seconded the motion. Resolution No. 2996 was UNANIMOUSLY ADOPTED.

VISITORS: The following visitors wished to address the Commission regarding their concerns: Darlene Ross, applicant for housing; Lula M. Bruno, applicant for housing. Ms. Ross and Ms. Bruno were both referred to Thomas Gholson, Director of Housing Management.

12. ADJOURNMENT:

There being no further business to come before the Commission, the meeting of April 23, 1987 was adjourned at 4:40 p.m.

_____
JAMES G. FUSSELL, JR., President

James E. Clay
JAMES E. CLAY
Executive Director/Secretary

SAN FRANCISCO HOUSING AUTHORITY

1815 EGBERT AVENUE • SAN FRANCISCO, CALIFORNIA 94124 • TELEPHONE (415) 468-3800

Dianne Feinstein, *Mayor*
James G. Fussell, Jr., *President*
Reverend Harry Chuck, *Vice President*
Joan M. San Jule, *Commissioner*
Preston Cook, *Commissioner*
Betty Brooks, *Commissioner*
Elouise Westbrook, *Commissioner*
James McNamara, *Commissioner*

James E. Clay, *Executive Director/Secretary*

MAY 11, 1987

F
65
+
4/87

PUBLIC NOTICE

THE REGULARLY SCHEDULED MEETING OF THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO WILL BE HELD AT 4:00 P.M., THURSDAY, MAY 14, 1987 IN THE COMMISSION ROOM AT 1815 EGBERT AVENUE, SAN FRANCISCO, CALIFORNIA.

James E. Clay

JAMES E. CLAY
Secretary/Executive Director

JEC:gb

DOCUMENTS DEPT.
MAY 13 1987
SAN FRANCISCO
PUBLIC LIBRARY

F
65
1
14/87

REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY
COMMISSION WILL BE HELD ON THURSDAY, MAY 14, 1987
4:00 P.M., 1815 EGBERT AVENUE, SAN FRANCISCO CALIFORNIA

T E N T A T I V E A G E N D A
* * * * * * * * * * * * * * * * *

1. ROLL CALL:

   James G. Fussell, Jr., President
   Reverend Harry Chuck, Vice President
   Joan M. San Jule, Commissioner
   Betty Brooks, Commissioner
   Elouise Westbrook, Commissioner
   L. Kirk Miller, Commissioner
   James McNamara, Commissioner

2. VISITORS:

3. APPROVAL OF AGENDA:

4. APPROVAL OF MINUTES:

5. GENERAL COMMUNICATIONS:

DOCUMENTS DEPT.
MAY 13 1987
SAN FRANCISCO
PUBLIC LIBRARY

6. REPORT OF SECRETARY:

7. COMMITTEE REPORT:

8. REPORT OF COUNSEL:

9. TENANT REPRESENTATIVE REPORT:

10. UNFINISHED BUSINESS:

11. NEW BUSINESS:

   (a) Resolution - Establishing the Wages, Hours, and Working Conditions for Laborers Employed by the Authority

   (b) Resolution - Approving Write-off of Vacated Tenant Accounts Receivable

   (c) Resolution - Approving Holding the Annual Meeting of the Commission of the San Francisco Housing Authority on Thursday, June 11, 1987 at 440 Turk Street, San Francisco, California

   (d) Resolution - Authorizing the Executive Director to Execute a Contract between the Housing Authority of the City and County of San Francisco and International Business Machines Corporation for the Purchase of Peripheral Equipment for the Remote Operation of the Authority's Computer

New Business (cont.)

(e) Resolution - Authorizing the Executive Director to Execute a Contract between the San Francisco Housing Authority and Mazzetti and Associates Inc. Electrical Engineers for the Required Engineering Services for Emergency and Security Lighting Systems

(f) Resolution - Authorizing the Executive Director to Execute a Contract between the San Francisco Housing Authority and Emergency Response Systems for the Provision of an Emergency Call System on a Trial and Testing Basis

(g) Resolution - Authorizing the Executive Director to Travel to Irvine, California, May 17-19, 1987 to Attend the NAHRO-PSWRC 1987 Annual Conference

(h) Resolution - Authorizing the Operating Budget for the Period October 1, 1987 through September 30, 1988 Covering Low Income Projects under Contract SF-255

12. ADJOURNMENT:

James E. Clay

JAMES E. CLAY
Secretary/Executive Director

F
.5
3
14/87

HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

[MINUTES]

Regular Meeting Held:
Thursday, May 14, 1987

1815 Egbert Avenue
San Francisco, CA

The Housing Authority of the City and County of San Francisco met in regular session at 1815 Egbert Avenue, San Francisco, California on Thursday, May 14, 1987 at 4:00 p.m.

1. ROLL CALL:

The meeting was called to order by President Fussell at 4:00 p.m.

Roll Call found the following members to be:

PRESENT: James G. Fussell, Jr., President
Reverend Harry Chuck, Vice President
Betty Brooks, Commissioner
Elouise Westbrook, Commissioner
L. Kirk Miller, Commissioner
James McNamara, Commissioner

ABSENT: Joan San Jule, Commissioner

A quorum was present.

ALSO PRESENT: James E. Clay, Executive Director
Geraldine Chavis, Legal Counsel

2. VISITORS:

Barbara Bell
Linda Williams
Eva Mae Williams

DOCUMENTS DEPT.
MAY 28 1987
SAN FRANCISCO
PUBLIC LIBRARY

3. APPROVAL OF AGENDA:

Commissioner Brooks moved to approve the agenda of May 14, 1987 and Commissioner Westbrook seconded the motion. The agenda of May 14, 1987 was UNANIMOUSLY APPROVED.

4. APPROVAL OF MINUTES:

Commissioner Miller moved to approve the minutes of April 23, 1987 and Commissioner Brooks seconded the motion. The minutes of April 23, 1987 were UNANIMOUSLY APPROVED.

5. GENERAL COMMUNICATIONS:

Mr. Clay stated that the Council of Large Public Housing Authorities captive insurance program has been approved for the liability portion to start June 1.

Mr. Clay also noted a letter that was received from Mary McAllister, President of the Senior Citizens Citywide Council, stated that the Council would not participate in the upcoming elections of PHTA.

6. REPORT OF SECRETARY:

The Report of Secretary has been submitted in written form.

7. COMMITTEE REPORT:

Finance Committee - President Fussell stated that the Finance Committee met May 7, 1987 to review the budget which the committee is recommending for adoption.

8. REPORT OF COUNSEL:

Report of Counsel has been submitted in written form.

9. TENANT REPRESENTATIVE REPORT:

Jan Allen, Acting President of PHTA, read the Report of PHTA Activities. PHTA will be having its elections, Saturday, May 16.

10. UNFINISHED BUSINESS:

Mr. Clay stated that the Personnel Policies and Procedures have now been completed as well as the Memoranda of Understanding with the various unions. They have been placed in binders and the binders will be forwarded to the Commissioners.

11. NEW BUSINESS:

(a) RESOLUTION NO. 2997

RESOLUTION ESTABLISHING THE WAGES, HOURS AND WORKING CONDITIONS FOR LABORERS' INTERNATIONAL UNION OF NORTH AMERICA, AFL-CIO LOCAL NO. 261

* *

WHEREAS, the Memorandum of Understanding between the San Francisco Housing Authority and the Laborers Union Local 261 expired on September 30, 1986; and

WHEREAS, the San Francisco Housing Authority has met and conferred concerning a new Memorandum of Understanding with said Local 261; and

WHEREAS, the San Francisco Housing Authority and Laborers' International Union of North America, AFL-CIO Local 261 have not been able to reach an agreement on wages, hours and working conditions; and

WHEREAS, the parties have reached impasse;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

The terms and conditions of employment for Laborers' International Union of North America, AFL-CIO Local 261 employed by the San Francisco Housing Authority for the period October 1, 1986 through September 30, 1987 shall be as follows:

1. WAGES: The total hourly rate for a Laborer is $19.01 as determined by the prevailing Housing and Urban Development (HUD) Wage Rate. Fringe benefits shall be included within this total hourly rate.

2. HOURS OF WORK: The regular working hours for Laborers shall be from 8:00 a.m. to 4:30 p.m., Monday through Friday. The hours of employment shall be reckoned by the day and half day, with the fraction of a half day to be paid for as a half day.

When an employee reports for work and there is no work provided by the employer, he/she shall be paid four (4) hours show up time at the applicable rate. If work is suspended on account of weather conditions, the employee shall be entitled to show up time only if he/she remains on the job site for two (2) hours pending abatement of such weather, unless sent home earlier by the employer. If work is suspended for any reason, the employee shall be notified at least two (2) hours before being required to report for work.

3. LUNCH: Lunch must be taken between 12:00 noon and 12:30 p.m. Laborers must limit their lunch to one-half hour and return to their assigned work stations no later than 12:30 p.m.

4. SUPERVISION: The Authority reserves the right at its sole discretion to designate the appropriate Authority staff to supervise Laborers.

5. RULES: The Authority may establish reasonable rules and regulations concerning the conduct of laborers. Such rules and regulations so established will be conspicuously posted. If any laborer is in violation of these rules and regulations, he/she shall be notified in writing by the Authority that such violation is unacceptable and he/she is subject to disciplinary action and/or termination (See Attachment "A").

6. GRIEVANCE: The Authority is committed to the resolution of complaints in a prompt and equitable manner. Toward this end a three (3) level sequential procedure involving increasingly higher levels of management review of unresolved complaints (as set forth in Attachment "B") is hereby established. All grievances shall be filed within five (5) working days of alleged grievance or the right to grievance shall be considered waived and lost.

NOW, THEREFORE, BE IT FURTHER RESOLVED BY THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is hereby authorized to implement the above stated Wages, Hours, and Working Conditions to be effective October 1, 1986 through September 30, 1987.

2. That this resolution shall become effective immediately.

/Attachment

APPROVED AS TO FORM:

_____

Legal Counsel

Date: _____

Mr. Clay acknowledged the presence of Mr. Flores from Local 261. Mr. Flores stated that the position of Local 261 on this issue remains the same.

Vice President Chuck moved to adopt Resolution No. 2997 and Commissioner Miller seconded the motion. Resolution No. 2997 was adopted by MAJORITY VOTE with one abstention from Commissioner Brooks.

(b) RESOLUTION NO. 2998

RESOLUTION APPROVING WRITE-OFF OF VACATED
TENANT ACCOUNTS RECEIVABLE
* *

WHEREAS, HUD Handbook, 7511.1, Chapter 11, Section 1, details procedures relative to the write-offs of Tenant Accounts Receivable; and

WHEREAS, the Handbook requires that the write-offs of Tenant Accounts Receivable must be approved by the Board of Commissioners or by a designated official to whom such authority has been delegated by resolution of the Board of Commissioners; and

WHEREAS, the Board of Commissioners are authorized by Resolution No. 2784, dated February 27, 1986, to write off vacated accounts.

NOW, THEREFORE, BE IT RESOLVED by the Commissioners of the Housing Authority of the City and County of San Francisco that:

1. Vacated accounts are approved for write-off as follows:

For the second quarter of Fiscal Year 1986-87
Debit Balances $141,734.76

APPROVED AS TO FORM:

_____
GERALDINE CHAVIS
Legal Counsel

DATE: _____

Commissioner Miller moved to adopt Resolution No. 2998 and Vice President Chuck seconded the motion. Resolution No. 2998 was UNANIMOUSLY ADOPTED.

(c) RESOLUTION NO. 2999

RESOLUTION APPROVING HOLDING THE ANNUAL MEETING OF THE COMMISSION OF THE SAN FRANCISCO HOUSING AUTHORITY ON JUNE 11, 1987 AT 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

* *

WHEREAS, Resolution No. 2986 amends the bylaws so that the Board of Commissioners may change the date of the annual meeting; and

WHEREAS, the Authority is in the process of relocating its central administrative offices to the newly constructed building at 440 Turk Street; and

WHEREAS, the move to the new offices will be at the end of May/ early June;

WHEREAS, the Commission wishes to combine the annual meeting with an open house at the new offices;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

The Annual Meeting of the Commission of the San Francisco Housing Authority will be held on June 11, 1987 at 440 Turk Street, San Francisco, California;

APPROVED AS TO FORM:

_____

Geraldine L. Chavis, Legal Counsel

Date: _____

Vice President Chuck moved to adopt Resolution No. 2999 and Commissioner Miller seconded the motion. Resolution No. 2999 was UNANIMOUSLY ADOPTED.

(d) RESOLUTION NO. 3000

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A CONTRACT BETWEEN THE HOUSING AUTHORITY AND THE CITY AND COUNTY OF SAN FRANCISCO AND INTERNATIONAL BUSINESS MACHINES CORPORATION FOR THE PURCHASE OF PERIPHERAL EQUIPMENT FOR THE REMOTE OPERATION OF THE AUTHORITY'S COMPUTER

* *

WHEREAS, the Authority, with the assistance of the Department of Housing and Urban Development and Automation Research Systems, LTD., is currently planning for the development and implementation of a new computer system; and

WHEREAS, it is estimated that the new computer system will not be fully operational until August, 1988; and

WHEREAS, during the interim, it will be necessary to operate the Authority's current IBM System/38 computer, located at the Egbert Avenue office building, from the Turk Street office building; and

WHEREAS, in order to provide for the remote operation of the IBM System/38 computer, the Information Systems Unit has determined that certain peripheral equipment must be purchased; and

WHEREAS, in order to ensure the operational integrity and compatibility of the peripheral equipment, the Information Systems Unit has determined that the equipment should be purchased directly from the International Business Machines Corporation.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to execute a contract with International Business Machines Corporation for the purchase of those peripheral devices necessary to provide for the remote operation of the System/38 computer in an amount not to exceed $15,360.00.

2. This resolution shall become effective immediately.

APPROVED AS TO FORM:

_____
GERALDINE L. CHAVIS
Legal Counsel

_____
Date

Commissioner Westbrook moved to adopt Resolution No. 3000 and Vice President Chuck seconded the motion. Resolution No. 3000 was UNANIMOUSLY ADOPTED.

(e) RESOLUTION NO. 3001

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A CONTRACT BETWEEN THE SAN FRANCISCO HOUSING AUTHORITY AND MAZZETTI AND ASSOCIATES, INC., ELECTRICAL ENGINEERS, FOR THE REQUIRED ENGINEERING SERVICES FOR EMERGENCY AND SECURITY LIGHTING SYSTEMS

* *

WHEREAS, most of the senior properties and some of the family properties are in need of emergency and security lighting systems; and

WHEREAS, the Department of Housing and Urban Development has allocated funds for emergency lighting in the Authority's CA-1-910 Comprehensive Improvement Assistance Program (CIAP) Budget; and

WHEREAS, the City of San Francisco has allocated funds for security lighting; and

WHEREAS, Authority staff has contacted electrical engineering firms relative to this work and after a review of their qualifications, experience and availability recommends Mazzetti and Associates, Inc., Electrical Engineers, as the appropriate firm for this work; and

WHEREAS, Mazzetti and Associates, Inc., has agreed to provide the required engineering services for the following properties and fees:

A. Security Lighting.

1.	255 Woodside Gardens	$ 2,475.00
2.	320/330 Clementina Towers	$ 2,211.00
3.	1250 Eddy Street	$ 2,409.00
4.	1230-1232 Buchanan Street	$ 2,551.00
5.	1132-1135 Laguna Street	$ 2,551.00
	Sub-Total	$12,197.00

B. Emergency Lighting.

1.	1250 Eddy Street	$ 2,101.00
2.	1230-1232 Buchanan Street	$ 2,101.00
3.	1132-1135 Buchanan Street	$ 2,101.00
	Sub-Total	$ 6,303.00
	Total Fee	$18,500.00

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. That the Executive Director be and is authorized to execute an Agreement with Mazzetti and Associates, Inc., to provide the required engineering services for said project sites for a total fee of $18,500.

2. That this Resolution becomes effective immediately.

APPROVED AS TO FORM:

_____
GERALDINE CHAVIS, Counsel

Date: _____

Commissioner Miller moved to add the following amendment: "Insure that there is tenant input on security lighting and that

staff coordinate that input" -- and Commissioner Westbrook seconded the motion. The motion was UNANIMOUSLY ADOPTED.

Vice President Chuck moved to adopt Resolution No. 3000 as amended and Commissioner Brooks seconded the motion. Resolution No. 3001 was UNANIMOUSLY ADOPTED.

Commissioner McNamara made a formal request that he would like to be present when the consultants and staff are at Woodside and Clementina and that he be kept informed of any decisions made.

(f) RESOLUTION NO. 3002

RESOLUTION AUTHORZING THE EXECUTIVE DIRECTOR TO EXECUTE A CONTRACT BETWEEN THE SAN FRANCISCO HOUSING AUTHORITY AND EMERGENCY RESPONSE SYSTEMS FOR THE PROVISION OF AN EMERGENCY SYSTEM ON A TRIAL AND TESTING BASIS

* * * * * * * * * * * * ** * * * * * * * * * * * * * * * * * *

WHEREAS, seventeen (17) of the Housing Authority's Senior properties are without Emergency Call Systems; and

WHEREAS, the City of San Francisco has allocated funds for the provision of Emergency Call Systems; and

WHEREAS, Authority staff has researched and reviewed several types of Emergency Call Systems and after reviewing the cost effectiveness of the systems, recommends a test program of a system that is manufactured by American Telephone and Telegraph Company (AT&T); and

WHEREAS, the manufacturer's representatives, Emergency Response Systems, has agreed to provide the system in thirty-eight (38) apartment units at 320/330 Clementina Tower on a trial and test basis, for the amount of $10,434.14; and

WHEREAS, the test will be conducted for a period of sixty (60) days and if the system does not meet the requirements of the Authority, Emergency Response Systems will refund to the Authority the cost of all equipment in the amount of $8,321.91.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. That the Executive Director is authorized to execute an Agreement with Emergency Response Systems to provide the AT&T Emergency Call System at thirty-eight (38) apartment units at 320/330 Clementina Towers, in the amount of $10,434.14.

2. The System will be provided on sixty (60) day test period and if the system does not meet the requirements of the Authority, Emergency Response System shall refund to the Authority the cost of all equipment, in the amount of $8,321.91.

3. That this Resolution takes effect immediately.

APPROVED AS TO FORM:

_____
Legal Counsel

_____
Date

Commissioner Miller moved to adopt Resolution No. 3002 and Commissioner Westbrook seconded the motion. Resolution No. 3002 was UNANIMOUSLY ADOPTED.

(g) RESOLUTION NO. 3003

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO TRAVEL TO IRVINE, CALIFORNIA, MAY 17-19, 1987 TO ATTEND THE NAHRO-PSWRC 1987 ANNUAL CONFERENCE

* *

WHEREAS, the Pacific Southwest Regional Council of the National Association of Housing and Redevelopment Officials is holding its 1987 Annual Conference in Irvine, California, May 18-19, 1987; and

WHEREAS, the Executive Director, James E. Clay, is a member of the planning committee for this conference and will participate on the panel concerning "Ethics and the Public Trust" session and will moderate the session dealing with "Drugs in Public Housing"; and

WHEREAS, this Authority deems that the attendance of the Executive Director to this conference is important and essential to the Authority's conduct of its low-rent program;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

APPROVED AS TO FORM:

_____

Geraldine L. Chavis, Legal Counsel

Date: _____

Commissioner Brooks moved to adopt Resolution No. 3003 and Vice President Chuck seconded the motion. Resolution No. 3003 was UNANIMOUSLY ADOPTED.

(h) RESOLUTION NO. 3004

RESOLUTION APPROVING OPERATING BUDGET FOR THE
PERIOD OCTOBER 1, 1987 TO SEPTEMBER 30, 1988
COVERING LOW INCOME PROJECTS UNDER CONTRACT SF-255
* *

WHEREAS, there is attached hereto and marked Exhibit A, the Budget in summary form for the Low Income Housing Program Operating Budget for the period of October 1, 1987 through September 30, 1988; and

WHEREAS, the Commission has reviewed the aforesaid budget and determines that the proposed expenditures are necessary in the efficient and economical operation of the Housing Authority for the purpose of serving low income families and that the financial plan is reasonable in that it indicates a source of funding adequate to cover all proposed expenditures and that it does not provide for federal funding in excess of that payable under the provisions of the current Performance Funding System regulations and that all proposed rental charge and expenditures will be consistent with provisions of law and Annual Contributions Contract; and

WHEREAS, the San Francisco Housing Authority certifies that it is in compliance with the requirements of Section 9 (b) of the U. S. Housing Act and of Section 960.407 of 24 CFR Part 960 in that the aggregate annual gross rent of families residing in dwelling units for the fiscal year beginning October 1, 1987 will not be less than that amount equal to 30% of the sum of the "Family Income;"

WHEREAS, the San Francisco Housing Authority certifies that it is in compliance with the annual income reexaminations requirements and that rents have been or will be adjusted in accordance with 24 CFR Part 913;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

(1) That the budget marked "Exhibit A" attached hereto is hereby approved for submission to HUD Area Office.

(2) This Resolution is effective immediately.

/Attachment

APPROVED AS TO FORM:

_____
Geraldine Chavis, Legal Counsel

DATE: _____

Using view graphs the Finance staff went over the budget for the fiscal year 1987-88. Mr. Clay commended Mr. Herb Lum and Mr. Jamal Baraghani of the Finance Division for all their efforts in getting the packet and the briefing together for the Commission.

Vice President Chuck moved to adopt Resolution No. 3004 and Commissioner Miller seconded the motion. Resolution No. 3004 was UNAIMOUSLY ADOPTED.

VISITORS: Mr. Clay called on the following visitors who wished to address the Commission regarding their concerns: Linda Williams, Plaza - had some questions on lighting; Eva Mae Williams - requested an update on Plaza West; Barbara Bell - requested a transfer, has three children and is in a one bedroom.

12. ADJOURNMENT:

There being no further business to come before the Commission, the meeting of May 14, 1987 was adjourned at 5:25 p.m.

JAMES G. FUSSELL, JR., President

James E. Clay

JAMES E. CLAY
Executive Director/Secretary

SAN FRANCISCO HOUSING AUTHORITY

1815 EGBERT AVENUE • SAN FRANCISCO, CALIFORNIA 94124 • TELEPHONE (415) 468-3800

Dianne Feinstein, *Mayor*
James G. Fussell, Jr., *President*
Reverend Harry Chuck, *Vice President*
Joan M. San Jule, *Commissioner*
Preston Cook, *Commissioner*
Betty Brooks, *Commissioner*
Elouise Westbrook, *Commissioner*
James McNamara, *Commissioner*

James E. Clay, *Executive Director/Secretary*

May 26, 1987

P U B L I C N O T I C E

THE REGULARLY SCHEDULED MEETING OF THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO WILL BE HELD AT 4:00 P.M., THURSDAY, MAY 28, 1987 IN THE COMMISSION ROOM AT 1815 EGBERT AVENUE, SAN FRANCISCO, CALIFORNIA.

James E. Clay

JAMES E. CLAY
SECRETARY/EXECUTIVE DIRECTOR

JEC:b

DOCUMENTS DEPT.
MAY 18 1987
SAN FRANCISCO
PUBLIC LIBRARY

F
65
1
23/87

REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION WILL BE HELD ON THURSDAY, May 28, 1987 AT 4:00 P.M., 1815 EGBERT AVENUE, SAN FRANCISCO, CALIF.

T E N T A T I V E A G E N D A

* * * * * * * * * * * * * * * * * *

1. ROLL CALL:

   James G. Fussell, Jr., President
   Reverend Harry Chuck, Vice President
   Joan M. San Jule, Commissioner
   Betty Brooks, Commissioner
   Elouise Westbrook, Commissioner
   L. Kirk Miller, Commissioner
   James McNamara, Commissioner

2. VISITORS:

3. APPROVAL OF AGENDA:

4. APPROVAL OF MINUTES:

5. GENERAL COMMUNICATIONS:

6. REPORT OF SECRETARY:

DOCUMENTS DEPT.
MAY 28 1987
SAN FRANCISCO
PUBLIC LIBRARY

7. COMMITTEE REPORTS:

8. REPORT OF COUNSEL:

9. TENANT REPRESENTATIVE REPORT:

10. UNFINISHED BUSINESS:

11. NEW BUSINESS:

(a) Resolution - Granting a Special Permit to the City and County of San Francisco, Acting Through its Fire Department, for the Purpose of conducting Fire Drills at the Yerba Buena Plaza West Project.

(b) Resolution - Accepting Membership to the Housing Authority Risk Retention Group

(c) Resolution - Authorizing the Executive Director to Execute a Contract Between the SFHA and Automation Research Systems, LTD., for the Purchase of Computer Hardware and Peripheral Equipment.

(d) Resolution - Authorizing a Professional Service Contract Between the SFHA and Nor-Cal Moving Service to relocate to 440 Turk Street.

(e) Resolution - Authorizing Award of A Contract for the Replacement of Roof Coverings at Alice Griffith, Cal 1-18(4).

(f) Resolution - Resolution Authorizing Award of a Contract for the Replacement of Roof Coverings at at 345 Arguello Boulevard, Cal. 1-29.

(g) Resolution - Resolution Authorizing the Award of a Contract for the Replacement of Roof Coverings at the Great Highway Development, Cal 1-35.

(h) Resolution - Approving Amendment No. 12 to Section 8 Annual Contributions Contract No. SF-618 Cal 39-K001-002.

James E. Clay
Secretary - Executive Director

SF
H65
#3
5/28/87

DOCUMENTS DEPT.
JUN 10 1987
SAN FRANCISCO
PUBLIC LIBRARY

HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Minutes

Regular Meeting Held:
Thursday, May 28, 1987

1815 Egbert Avenue
San Francisco, Ca.

The Housing Authority of the City and County of San Francisco met in regular session at 1815 Egbert Avenue, San Francisco, California on Thursday, May 28, 1987 at 4:00 p.m.

1. ROLL CALL:

The meeting was called to order by Vice President Chuck at 4:08 p.m.

Roll Call found the following members to be:

PRESENT: Reverend Harry Chuck, Vice President
Betty Brooks, Commissioner
Elouise Westbrook,Commissioner
L. Kirk Miller, Commissioner
James McNamara, Commissioner
Joan San Jule, Commissioner

ABSENT: James G. Fussell, Jr., President

A quorum was present.

ALSO PRESENT: James E. Clay, Executive Director
Geraldine Chavis, Legal Counsel

2. VISITORS:

Ms. Christine Neal
Ms. Denis Martin

3. APPROVAL OF AGENDA:

Commissioner San Jule moved to approve the agenda of May 28, 1987 and Commissioner Brooks seconded the motion. The agenda of May 28, 1987 was UNANIMOUSLY APPROVED.

4. APPROVAL OF MINUTES:

Commissioner San Jule moved to approve the minutes of the May 14, 1987 meeting and Commissioner Westbrook seconded the motion. the minutes of the April 23, 1987 meeting were UNANIMOUSLY APPROVED.

5. GENERAL COMMUNICATIONS:

Mr. Clay noted that the results of the PHTA election, held on May 16, 1987, were received by this office, and he has provided the Board with those results.

5. GENERAL COMMUNICATIONS: (Continued)

Mr. Clay also stated that he has provided the Board with an assessment of the present status of PHTA with recommendations for discussion at a future date.

6. REPORT OF SECRETARY:

Mr. Clay stated that the move to 440 Turk Street will be made on Sunday, May 31 and that the Turk Street office will be open for business on Monday, June 1. He also stated that the Annual Meeting will be held on June 11 for the purpose of electing new officers. Immediately following that meeting, there will be an official open house and dedication of the new building.

7. COMMITTEE REPORTS:

It was noted that the Site and Design Committee will meet when the 440 Turk Street Building has been closed out.

The Personnel Committee will meet in Executive Session immediately following today's Commission meeting.

8. REPORT OF COUNSEL:

Report of Counsel was submitted in written form.

9. TENANT REPRESENTATIVE REPORT:

Ms. Denis Martin, PHTA President, read the report that was submitted by that organization.

Ms. Martin stated that she hoped to work toward a stronger relationship between the Housing Authority and the tenants organization.

10. UNFINISHED BUSINESS:

None

11. NEW BUSINESS:

(a) RESOLUTION NO. 3005
* * * * * * * * * * *

GRANTING A SPECIAL PERMIT TO THE CITY AND COUNTY OF SAN FRANCISCO, ACTING THROUGH ITS FIRE DEPARTMENT, FOR THE PURPOSE OF CONDUCTING FIRE DRILLS AT THE YERBA BUENA PLAZA WEST DEVELOPMENT.
* *

RESOLUTION NO. 3005

DATE ADOPTED May 28, 1987

RESOLUTION GRANTING A SPECIAL PERMIT TO ENTER TO THE CITY AND COUNTY OF SAN FRANCISCO, ACTING THROUGH ITS FIRE DEPARTMENT, FOR THE PURPOSE OF CONDUCTING FIRE DRILLS AT THE YERBA BUENA PLAZA WEST PROJECT

* *

WHEREAS, a large public housing project in the City's Western Addition, owned by the San Francisco Housing Authority and commonly known as The Yerba Buena Plaza West Project, (the permit site) is vacant and is scheduled for demolition in late 1987 or early 1988; and

WHEREAS, the San Francisco Fire Department ("Department") wishes to use the permit site to conduct a series of approximately thirty (30) fire drills, each drill simulating a battalian response to a first-alarm fire; and

WHEREAS, the proposed fire drills will provide members of the Department with valuable firefighting training that cannot be obtained at the Department's Fire College; and

WHEREAS, City and County of San Francisco, has agreed to hold the Housing Authority harmless from and against any liability for death or injury to Department personnel or damage to Department property on the permit site or for death and injury to third persons on the permit site caused solely by reason of the Department's activities under or in connection with the permitted activities;

THEREFORE BE IT RESOLVED, by the Commission of the Housing Authority of the City and County of San Francisco:

1. That the Executive Director be, and hereby is, authorized to execute a special permit with the City and County of San Francisco, acting through its Fire Department, for the purpose of conducting fire drills at the Yerba Buena Plaza West Project in substantially the form of Exhibit A attached hereto and incorporated herein.

2. If said fire drills are not concluded by November 30, 1987, said permit shall terminate and the Fire Department shall vacate the permit site upon two weeks written notice by the Housing Authority.

3. That this resolution becomes effective immediately.

APPROVED AS TO FORM:

_____
Legal Counsel

Date:_____

Commissioner McNamara moved to adopt Resolution No. 3005 and Commissioner Brooks seconded the motion. Resolution No. 3005 was UNANIMOUSLY ADOPTED.

(b)

RESOLUTION NO. 3006

DATE ADOPTED 5/28/87

RESOLUTION ACCEPTING MEMBERSHIP TO THE
HOUSING AUTHORITY RISK RETENTION GROUP

* *

WHEREAS, the current market conditions in the insurance industry has seriously impaired SFHA's ability to secure adequate and affordable general liability insurance; and

WHERAS, a combined group of public housing authorities and redevelopment authorities have created a professionally managed, non-profit captive insurance company which is owned by and structured to insure, or reinsure exposures of its members, with coverage to be effective June 1, 1987; and

WHEREAS, Membership in this Housing Authority Risk Retention Group (HARRG) will be advantageous to the SFHA.

NOW THEREFORE BE IT RESOLVED, by the Commissioners of the Housing Authority of the City and County of San Francisco.

1. That the Housing Authority of the City and County of San Francisco accept membership to the Housing Authority Risk Retention Group (HARRG) and compliance with its terms of membership;

2. That the Executive Director is hereby authorized to execute subscription agreement with the HARRG, and to assure SFHA's compliance with the terms of said agreement;

3. That the Executive Director is hereby authorized to make payment of the annual premium $231,319.12 for the period of June 1, 1987 to June 1, 1988 and the required surplus contribution of $115,659.56.

4. That the Executive Director is hereby authorized to take the required steps to cancel the coverage under that certain general liability insurance policy #GL34430 with the Penn America Insurance Company and to receive any refund due to the Authority.

5. That this resolution becomes effective immediately.

APPROVED AS TO FORM:

_____
Legal Counsel

Date:_____

Commissioner Brooks moved to adopt Resolution No. 3006 and Commissioner McNamara seconded the motion. Resolution No. 3006 was UNANIMOUSLY ADOPTED.

(c)

RESOLUTION NO. 3007
DATE ADOPTED 5/28/87

* *

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A CONTRACT BETWEEN THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO AND AUTOMATION RESEARCH SYSTEMS, LTD. FOR THE PURCHASE OF COMPUTER HARDWARE AND PERIPHERAL EQUIPMENT

* *

WHEREAS, the Authority, with the assistance of the Department of Housing and Urban Development and Automation Research Systems, Ltd., is currently planning for the development and implementation of a new computer system; and

WHEREAS, the purchase of new computer hardware and peripheral equipment is critical to the development and implementation of the new computer system; and

WHEREAS, in consultation with the Department of Housing and Urban Development and Automation Research Systems, Ltd., a decision has been made to purchase the computer hardware from Plexus Computers, Inc., and to purchase peripheral equipment from selected other vendors; and

WHEREAS, formal price quotations were solicited for the purchase of the computer hardware and peripheral equipment based on direct purchase by the Authority from the equipment manufacturers, direct purchase by the Authority from the equipment manufacturers using GSA pricing schedules, and indirect purchase by the Authority through Automation Research Systems, Inc., a Value Added Retailer, as follows;

DIRECT PURCHASE	$390,931.60
GSA PURCHASE	$350,424.15
VAR PURCHASE	$301,714.08

WHEREAS, after careful evaluation of the price quotations, it was determined that indirect purchase by the Authority through Automation Research Systems, Inc. is the most cost-effective means of procuring the necessary computer hardware and peripheral equipment; and

WHEREAS, funding for the purchase of the computer hardware and peripheral equipment will be provided by the Department of Housing and Urban Development through the Comprehensive Improvement Assistance Program, and will not, therefore, require the use of general operating funds.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to execute a contract with Automation Research Systems, Ltd. for the purchase of the computer hardware and peripheral equipment in an amount not to exceed $301,714.08

2. This resolution shall become effective immediately.

APPROVED AS TO FORM:

_____
Legal Counsel

Date: _____

Commissioner Brooks moved to adopt Resolution No. 3007 and Commissioner San Jule seconded the motion. Resolution No. 3007 was UNANIMOUSLY ADOPTED.

(d)

RESOLUTION NO. 3008
Date Adopted 5/28/87
****

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A CONTRACT BETWEEN THE SAN FRANCISCO HOUSING AUTHORITY AND NOR-CAL MOVING SERVICE TO MOVE TO 440 TURK STREET
****

WHEREAS, the office complex and senior housing building at 440 Turk Street is complete and ready for occupancy; and

WHEREAS, the Authority has a need to utilize the services of a qualified moving contractor to relocate the furniture, equipment and furnishing to 440 Turk Street; and

WHEREAS, the Materials Management staff has solicited Pricing Proposals from three (3) moving companies and their response is as follows:

VENDOR NAME	QUOTATION
NOR-CAL MOVING SERVICE	$ 7,435.10
DOUBLE DAY MOVERS, INC	$10,140.00
SAAGAN MOVING & STORAGE	$12,811.75

WHEREAS, Nor-Cal Moving Services has been considered to be the lowest responsible bidder;

NOW, THEREFORE,BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to award a professional services contract to Nor-Cal Moving Services at an amount not to exceed $7,453.10.

APPROVED AS TO FORM:

_____
Legal Counsel

_____
Date

Commissioner Brooks moved to adopt Resolution No. 3008 and Commissioner Westbrook seconded the motion. Resolution No. 3008 was UNANIMOUSLY ADOPTED.

For the purpose of discussion and the vote, the following resolutions were combined.

e)

RESOLUTION NO. 3009
DATED ADOPTED 5/28/87
****

RESOLUTION AUTHORIZING AWARD OF CONTRACT FOR THE REPLACEMENT OF ROOF COVERINGS AT ALICE GRIFFITH, CAL. 1-18(4)

* *

WHEREAS, on April 14, 1987, this Authority advertised for bids for the Alice Griffith development, Cal-18(4), to replace roof coverings at that project; and

WHEREAS, on May 5, 1987, the three following bids were received and publicly opened and read aloud:

BIDDER	BID AMOUNT
A Plus Roofing, Inc.	$550,000.00
Western Roofing Service	$694,727.00
Sunset Roofing, Inc.	4816,236.00

WHEREAS, the Authority staff has evaluated the low bid and found the bid to be in compliance with all requirements of the bid proposal; and

WHEREAS, HUD has agreed to provide sufficient funding from the Ca. 1-912 Comprehensive Improvement Assistance Program allocation to complete this work.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. That a contract for the work be awarded to A Plus Roofing, Inc., in the amount of $550,000.00.

2. That the Executive Director/Secretary is authorized and directed to execute a contract with the above mentioned contractor on behalf of this Authority.

3. That this Resolution becomes effective immediately.

APPROVED AS TO FORM.

_____
Legal Counsel

_____
Date

(f)

RESOLUTION NO. 3010
DATE ADOPTED 5/28/87
****

RESOLUTION AUTHORIZING AWARD OF CONTRACT FOR THE REPLACEMENT OF ROOF COVERINGS AT 345 ARGUELLO BLVD., CAL 1-29

****

WHEREAS, on April 3, 1987, this Authority advertised for bids for 345 Arguello Blvd., CAL 1-29, to replace roof coverings at that project; and

WHEREAS, on April 21, 1987, the five following bids were received and publicly opened and read aloud:

Bidder	Bid Amount
Dial One Precision Roofing System, Inc.	$50,620.00
Bryant Roofing Organization	$58,454.00
Redwood Roofing	$58,512.00
Royal Roofing Co., Inc.	$69,900.00
Western Roofing Service	$75,034.00

WHEREAS, the Authority staff has evaluated the low bid and found the bid to be in compliance with requirements of the bid proposal; and

WHEREAS, HUD has agreed to provide sufficient funding from the CA-1-912 Comprehensive Improvement Assistance Program allocation to complete this work.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. That a contract for the work be awarded to Dial One Precision Roofing Systems, Inc., in the amount of $50,620.00.

2. That the Executive Director/Secretary is authorized and directed to execute a contract with the above mentioned contractor on behalf of this Authority.

3. That this Resolution becomes effective immediately.

APPROVED AS TO FORM:

_____
Legal Counsel

_____
Date

R5

(g)

RESOLUTION NO. 3011
DATE ADOPTED 5/29/87
****

RESOLUTION AUTHORIZING AWARD OF CONTRACT FOR THE REPLACEMENT OF ROOF COVERINGS AT THE GREAT HIGHWAY DEVELOPMENT, CAL 1-35

****

WHEREAS, on April 3, 1987, this Authority advertised for bids for the Great Highway development, CAL 1-35, to replace roof coverings at that project; and

WHEREAS, on April 21, 1987, the two following bids were received and publicly opened and read aloud:

Bidder	Bid Amount
Royal Roofing Co.	$47,900.00
Western Roofing Service	$62,847.00

WHEREAS, the Authority staff has evaluated the low bid and found the bid to be in compliance with all requirements of the bid proposal; and

WHEREAS, HUD has agreed to provide sufficient funding from the CA-1-912 Comprehensive Improvement Assistance Program allocation to complete this work.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. That a contract for the work be awarded to Royal Roofing Company in the amount of $47,900.00.

2. That the Executive Director/Secretary is authorized and directed to execute a contract with the above mentioned contractor on behalf of this Authority.

3. That this Resolution becomes effective immediately.

APPROVED AS TO FORM:

_____
Legal Counsel

_____
Date

R6

Commissioner San Jule moved to adopt Resolutions Numbered 3009, 3010 and 3011 and Commissioner McNamara seconded the motion. Resolutions Numbered 3009,3010 and 3011 were UNANIMOUSLY ADOPTED.

RESOLUTION NO. 3012

RESOLUTION APPROVING AMENDMENT NO. 12
TO SECTION 8 ANNUAL CONTRIBUTIONS CONTRACT NO. SF-618
AND AUTHORIZING ITS EXECUTION

The Housing Authority of the City and County of San Francisco (herein called the "PHA" entered into a Section 8 Annual Contributions Contract on December 23, 1975 [as amended], with the United States of America (herein called the "Government").

It is deemed advisable by the PHA and the Government to amend the Section 8 Annual Contributions Contract in the particulars indicated in such Amendment.

BE IT RESOLVED BY THE PHA, AS FOLLOWS:

1. The Amendment to the Annual Contributions Contract is hereby approved and accepted. The President or Vice President is hereby authorized and directed to execute three counterparts of the Amendment on behalf of the PHA, and the Secretary is hereby authorized to impress and attest the official seal of the PHA on each such counterpart and to forward such executed counterparts, or any of them, to the Government together with such other documents evidencing the approval and authorizing the execution thereof as may be required by the Government.

2. This resolution shall take effect immediately.

Commissioner Brooks moved to adopt Resolution No. 3012 and Commissioner San Jule seconded the motion. Resolution No. 3012 was UNANIMOUSLY ADOPTED.

12. ADJOURNMENT:

There being no further business to come before the Commission, the meeting of May 28, 1987 was adjourned at 4:30 p.m. Following the regular Commission meeting, the Commission went into Executive Session.

Reverend Harry Chuck
Vice President

James E. Clay
Secretary/Executive Director

SF
165
4
11/87

Reverend Hally Chuck, Vice President

SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

DOCUMENTS DEPT.
JUN 10 1987
SAN FRANCISCO
PUBLIC LIBRARY

June 8, 1987

P U B L I C N O T I C E

The Annual Meeting of the Commission of the Housing Authority of the City and County of San Francisco will be held at 4:00 p.m., Thursday, June 11, 1987 at 440 Turk Street, San Francisco, California.

Immediately following the election of officers, at approximately 4:15 p.m., the Regularly Scheduled Meeting of the Commission of the Housing Authority will commence.

James E. Clay
Secretary/Executive Director

SF
H65
#1
6/11/87

REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY
COMMISSION WILL BE HELD ON THURSDAY, JUNE 11, 1987
4:00 P.M., 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

T E N T A T I V E A G E N D A

* * * * * * * * * * * * * * * * * *

1. ROLL CALL:

James G. Fussell, Jr., President
Reverend Harry Chuck, Vice President
Joan M. San Jule, Commissioner
Betty Brooks, Commissioner
Elouise Westbrook, Commissioner
L. Kirk Miller, Commissioner
James McNamara, Commissioner

DOCUMENTS DEPT.
JUN 10 1987
SAN FRANCISCO
PUBLIC LIBRARY

2. VISITORS:

3. APPROVAL OF AGENDA:

4. APPROVAL OF MINUTES:

5. GENERAL COMMUNICATIONS:

6. REPORT OF SECRETARY:

7. COMMITTEE REPORT:

8. REPORT OF COUNSEL:

9. TENANT REPRESENTATIVE REPORT:

10. UNFINISHED BUSINESS:

11. NEW BUSINESS:

(a) Resolution - Authorizing Award of Construction Contract for the CAL 1-18(10), 255 Woodside Gardens, Heating Plant Rehabilitation

(b) Resolution - Authorizing Award of Construction Contract for CAL 1-19(2), 1750 McAllister Street, Heating Plant Rehabilitation.

(c) Resolution - Authorizing the Submission of a revised Five-Year Financial Workout Plan to the Department of Housing and Urban Development.

12. ADJOURNMENT:

James E. Clay

JAMES E. CLAY
Secretary/Executive Director

SF
H65
#3
6/11/87

DOCUMENTS DEPT.
JUN 23 1987
SAN FRANCISCO
PUBLIC LIBRARY

HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Minutes

Annual Meeting Held:
Thursday, June 11, 1987

440 Turk Street
San Francisco, CA

The Housing Authority of the City and County of San Francisco held its annual meeting at 440 Turk Street, San Francisco, California on Thursday, June 11, 1987 at 4:00 p.m.

1. ROLL CALL:

The meeting was called to order by President Fussell at 4:00 p.m.

Roll Call found the following members to be:

PRESENT: James G. Fussell, Jr., President
Reverend Harry Chuck, Vice President
Joan San Jule, Commissioner
Betty Brooks, Commissioner
Elouise Westbrook, Commissioner
L. Kirk Miller, Commissioner

ABSENT: James McNamara, Commissioner

A quorum was present.

ALSO PRESENT: James E. Clay, Executive Director
Patricia A. Hall, Assistant Legal Counsel

2. ELECTION OF OFFICERS:

The Secretary announced that nominations for president for the coming year are now open. Commissioner San Jule moved to elect James G. Fussell, Jr., President of the Commission and Vice President Chuck seconded the motion. James G. Fussell, Jr. was elected President of the Commission by UNANIMOUS VOTE.

The Secretary announced that nominations for vice president for the coming year are now open. Commissioner San Jule moved to elect Reverend Harry Chuck, Vice President of the Commission and Commissioner Westbrook seconded the motion. Reverend Harry Chuck was elected Vice President of the Commission by UNANIMOUS VOTE.

The Secretary and Commission extended their congratulations to President Fussell and Vice President Chuck.

3. ADJOURNMENT:

There being no further business to come before the Commission, the annual meeting of June 11, 1987 was adjourned at 4:05 p.m. Following the annual meeting, the Commission held its regular meeting.

JAMES G. FUSSELL, JR., President

James E. Clay

JAMES E. CLAY
Executive Director/Secretary

HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Regular Meeting Held:
Thursday, June 11, 1987

440 Turk Street
San Francisco, CA

The Housing Authority of the City and County of San Francisco met in regular session at 440 Turk Street, San Francisco, California on Thursday, June 11, 1987 at 4:00 p.m.

1. ROLL CALL:

The meeting was called to order by President Fussell at 4:05 p.m.

Roll Call found the following members to be:

PRESENT: James G. Fussell, Jr., President
Reverend Harry Chuck, Vice President
Joan San Jule, Commissioner
Betty Brooks, Commissioner
Elouise Westbrook, Commissioner
L. Kirk Miller, Commissioner

ABSENT: James McNamara, Commissioner

A quorum was present.

ALSO PRESENT: James E. Clay, Executive Director
Patricia A. Hall, Assistant Legal Counsel

2. VISITORS:

Jan Allen
Mary Holmes
Mary Lou McAlister

3. APPROVAL OF AGENDA:

Commissioner Brooks moved to approve the agenda of June 11, 1987 and Commissioner Westbrook seconded the motion. The agenda of June 11, 1987 was UNANIMOUSLY APPROVED.

4. APPROVAL OF MINUTES:

Commissioner Miller moved to approve the minutes of May 25, 1987 and Commissioner Brooks seconded the motion. The minutes of May 25, 1987 were UNANIMOUSLY APPROVED.

5. GENERAL COMMUNICATIONS:

None

6. REPORT OF SECRETARY:

The Report of Secretary has been submitted in written form.

7. COMMITTEE REPORT:

None.

8. REPORT OF COUNSEL:

The Report of Counsel has been submitted in written form.

9. TENANT REPRESENTATIVE REPORT:

Ms. Denis Martin, President of PHTA, submitted and read the Report of PHTA Activities.

10. UNFINISHED BUSINESS:

None

RESOLUTION NO. 3013
DATE ADOPTED: 6/11/87
****

RESOLUTION AUTHORIZING AWARD OF CONSTRUCTION CONTRACT FOR THE CAL 1-18(10), 255 WOODSIDE GARDENS, HEATING PLANT REHABILITATION

* *

WHEREAS, on May 1, 1987 this Authority advertised for bids for 255 Woodside Avenue, CAL 1-18(10), to rehabilitate the heating plant at that project; and

WHEREAS, on May 21, 1987, the following bids were received and publicly opened and read aloud:

	Bidder	Bid Amount
1.	E. MITCHELL, INC.	$156,431
2.	AYOOB & PERRY, INC.	$122,247
3.	R.D. MINERS, INC.	$119,000

WHEREAS, the Authority staff has evaluated the low bid and found the bid to be in compliance with all requirements of the bid proposal; and

WHEREAS, HUD has agreed to provide sufficient funding from the CA-1-910 Comprehensive Improvement Assistance Program allocation to complete this work.

NOW, THEREFORE, BE IT RESOLVED BY THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1) That the Executive Director/Secretary is authorized and directed to execute a contract with R.D. Miners, Inc., on behalf of this Authority for this work.

2) That this contract amount, including a 15% construction contingency, shall not exceed $136,850.

$119,000 (Bid Amount) + $17,850 (15% Contingency) = $136,850

APPROVED AS TO FORM:

Legal Counsel

6/5/87
Date

R7

Commissioner Westbrook moved to adopt Resolution No. 3013 and Vice President Chuck seconded the motion. Resolution No. 3013 was UNANIMOUSLY ADOPTED.

RESOLUTION NO. 3014
DATE ADOPTED 6/11/87
****

RESOLUTION AUTHORIZING AWARD OF CONTRUCTION CONTRACT FOR CAL 1-19(2), 1750 McALLISTER STREET, HEATING PLANT REHABILITATION

****

WHEREAS, on May 1, 1987 this Authority advertised for bids for 1750 McAllister Street, CAL 1-19(2), to rehabilitate the heating plant at that project; and

WHEREAS, on May 26, 1987 the following bids were received and publicly opened and read aloud:

	Bidder	Bid Amount
1.	E. MITCHELL, INC.	$263,985
2.	AYOOB & PERRY, INC.	$194,560

WHEREAS, the Authority staff has evaluated the low bid and found the bid to be in compliance with all requirements of the bid proposal; and

WHEREAS, HUD has agreed to provide sufficient funding from the CA-1-910 Comprehensive Improvement Assistance Program allocation to complete this work.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. That the Executive Director/Secretary is authorized and directed to execute a contract with Ayoob and Perry, Inc. on behalf of this Authority for this work.

2. That this contract amount, including a 15% construction contingency, shall not exceed $223,744.

$194,560 (Bid Amount) + $29,184 (15% Contingency) = $233,744

APPROVED AS TO FORM:

Geraldine Reaves
Legal Counsel

6/5/87
Date

R6

Commissioner Brooks moved to adopt Resolution No. 3014 and Vice President Chuck seconded the motion. Resolution No. 3014 was UNANIMOUSLY ADOPTED.

(c) RESOLUTION NO. 3015

RESOLUTION AUTHORIZING THE SUBMISSION OF A REVISED FIVE-YEAR FINANCIAL WORKOUT PLAN TO THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

* *

WHEREAS, the Department of Housing and Urban Development (HUD) on 12/21/84 notified the San Francisco Housing Authority that it had been classified as financially troubled housing authority; and

WHEREAS, housing authorities designated as financially troubled are required to submit to HUD a 5-Year Financial Workout Plan which will present solutions to financial problems; and

WHEREAS, the San Francisco Housing Authority has submitted and received approval on its original submitted FWP and is now requested by HUD to submit a revised plan to reflect the current financial status of the Authority.

NOW, THEREFORE, BE IT RESOLVED by the Commissioners of the Housing Authority of the City and County of San Francisco that:

1. The Executive Director is authorized to submit to HUD a revised Financial Workout Plan.

APPROVED AS TO FORM:

_____
GERALDINE CHAVIS
Legal Counsel

DATE: _____

Commissioner Westbrook moved to adopt Resolution No. 3015 and Vice President Chuck seconded the motion. Resolution No. 3015 was UNANIMOUSLY ADOPTED.

VISITORS - Mr. Clay called on the following visitors who wished to address the Commission: Mary Holmes - seeking housing; Jan Allen, 330 Clementina; Mary Lou McAllister - maintenance problems in her building.

12. ADJOURNMENT:

There being no further business to come before the Commission, the meeting of June 11, 1987 was adjourned at 4:25 p.m. Following the regular Commission meeting, a Dedication and Open House was held in the newly constructed administrative offices and residential housing for senior citizens at 440 Turk Street.

_____
JAMES G. FUSSELL, JR., President

James E Clay
_____
JAMES E. CLAY
Executive Director/Secretary

SF
465
4
25/87

SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

DOCUMENTS DEPT.
JUN 23 1987
SAN FRANCISCO
PUBLIC LIBRARY

JUNE 19, 1987

PUBLIC NOTICE

THE REGULARLY SCHEDULED MEETING OF THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO WILL BE HELD AT 4:00 P.M., THURSDAY, JUNE 25, 1987 IN THE COMMISSION ROOM AT 440 TURK STREET, SAN FRANCISCO, CALIFORNIA.

James E. Clay

JAMES E. CLAY
Secretary/Executive Director

JEC:gb

SF
165
.1
6/25/87

REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY
COMMISSION WILL BE HELD ON THURSDAY, JUNE 25, 1987
4:00 P.M., 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

T E N T A T I V E A G E N D A
* * * * * * * * * * * * * * * *

DOCUMENTS DEPT.
JUN 23 1987
SAN FRANCISCO
PUBLIC LIBRARY

1. ROLL CALL:

   James G. Fussell, Jr., President
   Reverend Harry Chuck, Vice President
   Joan M. San Jule, Commissioner
   Betty Brooks, Commissioner
   Elouise Westbrook, Commissioner
   L. Kirk Miller, Commissioner
   James McNamara, Commissioner

2. VISITORS:

3. APPROVAL OF AGENDA:

4. APPROVAL OF MINUTES:

5. GENERAL COMMUNICATIONS:

6. REPORT OF SECRETARY:

7. COMMITTEE REPORT:

8. REPORT OF COUNSEL:

9. TENANT REPRESENTATIVE REPORT:

10. UNFINISHED BUSINESS:

11. NEW BUSINESS:

   (a) Resolution - Approving and Authorizing Execution and Recordation of Second Amendment to Declaration of Trust

   (b) Resolution - Authorizing Award of Contract for the Painting of Interior Public Areas at 3131 - 26th Street in the Bernal Dwellings Complex, Cal 1-5

   (c) Resolution - Authorizing the Executive Director to Enter into a Contract with Pacific Gas and Electric Company to make Modifications to the Electrical Distribution System at Hunters View, Cal 1-18(3), to meet Pacific Gas and Electric Company's Requirements

   (d) Resolution - Authorizing the Award of a Contract for the General Repair of Eight (8) Vacant Units at Sunnydale, Cal 1-3

New Business (cont.)

(e) Resolution - Ratifying the Award of a Contract for the General Repair of Ten (10) Vacant Units at Potrero Terrace, Cal 1-2

(f) Resolution - Authorizing the Award of a Contract for the General Repair of Eleven (11) Vacant Units at Potrero Terrace, Cal 1-2

(g) Resolution - Authorizing the Executive Director to Travel to Cincinnati, Ohio to Attend a Meeting of the Executive Committee of the CLPHA Captive Insurance Venture

(h) Resolution - Authorizing Close Out of 440 Turk Street Construction Financing

12. ADJOURNMENT:

James E. Clay

JAMES E. CLAY
Secretary/Executive Director

SF
H65
#3
6/25/87

DOCUMENTS DEPT.
JUL 8 1987
SAN FRANCISCO
PUBLIC LIBRARY

HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Minutes

Regular Meeting Held:
Thursday, June 25, 1987

440 Turk Street
San Francisco, CA

The Housing Authority of the City and County of San Francisco met in regular session at 440 Turk Street, San Francisco, California on Thursday, June 25, 1987 at 4:00 p.m.

1. ROLL CALL:

The meeting was called to order by President Fussell at 4:00 p.m.

Roll Call found the following members to be:

PRESENT: James G. Fussell, Jr., President
Joan San Jule, Commissioner
Betty Brooks, Commissioner
Elouise Westbrook, Commissioner
L. Kirk Miller, Commissioner
James McNamara, Commissioner

ABSENT: Reverend Harry Chuck, Vice President

A quorum was present.

ALSO PRESENT: James E. Clay, Executive Director
Geraldine Chavis, Legal Counsel

2. VISITORS:

Mary McAlister, Valencia Gardens
Christine Neal, Alice Griffith
Mrs. Hall
Jan Allen, Clementina
Denis Martin, PHTA/Sunnydale
Joan Hart, North Beach

3. APPROVAL OF AGENDA:

Commissioner Brooks moved to approve the agenda of June 25, 1987 and Commissioner Westbrook seconded the motion. The agenda of June 25, 1987 was UNANIMOUSLY APPROVED.

4. APPROVAL OF MINUTES:

Commissioner Miller moved to approve the minutes of June 11, 1987 and Commissioner Brooks seconded the motion. The minutes of June 11, 1987 were UNANIMOUSLY APPROVED.

5. GENERAL COMMUNICATIONS:

None

6. REPORT OF SECRETARY:

The Report of Secretary has been submitted in written form. Mr. Clay reported that on Monday, June 8, the Mayor met with him, President Fussell, the police chief, other individuals. The Mayor had various concerns focused on the crime and drug problem in the Plaza East area. President Fussell further expanded that the Mayor has assigned members of her staff to the various developments to make site visits. She also requested that President Fussell assign the individual Commissioners to specific developments to do the same.

7. COMMITTEE REPORT:

There have been no committee meetings. There will be a Finance Committee meeting on July 10; Site and Design Committee meeting (if needed) July 8; and a Personnel Committee meeting needs to be scheduled.

President Fussell will be making committee assignments for the coming year.

8. REPORT OF COUNSEL:

The Report of Counsel has been submitted in written form. Counsel Geraldine Chavis stated that one of the items under new business has to do with 440 Turk Street Construction Financing and introduced Dave Kroot, bond counsel, who was present in the audience to answer any questions regarding this matter. Counsel also requested an Executive Session following the meeting to discuss a litigation matter: the Denarde Case. She introduced Carlos Bea, who is outside counsel on this case.

9. TENANT REPRESENTATIVE REPORT:

Ms. Denis Martin, President of PHTA, reported on PHTA activities.

10. UNFINISHED BUSINESS:

None

11. NEW BUSINESS:

(a) RESOLUTION NO. 3016

DATE ADOPTED: 6/25/87

RESOLUTION APPROVING AND AUTHORIZING EXECUTION AND RECORDATION OF SECOND AMENDMENT TO DECLARATION OF TRUST

* *

WHEREAS, the Housing Authority of the City and County of San Francisco (herein called the "Local Authority"), pursuant to an Annual Contributions Contract dated as of July 12, 1951, did under date of August 2, 1951, execute a Declaration of Trust in connection with the permanent financing of its Low-Rent Housing Projects Nos. CAL-1-1, 1-2, 1-3, 1-4, 1-8, 1-11 and 1-15; and

WHEREAS, said Declaration of Trust was filed for record on August 23, 1951, in Book 5768, page 567 of the records of the County Recorder of the City and County of San Francisco, State of California; and

WHEREAS, the land and the building constituting the Central Office of the Local Authority were acquired and constructed with development funds charged to Projects Nos. CAL-1-1, 1-2, 1-3, 1-4 and 1-8 and the original declaration of trust was amended as of October 20, 1960, and that amendment was recorded October 21, 1960, to include in the original Declaration of Trust the Central Office building site and improvements; and

WHEREAS, the Central Office site was leased to Central City Developers, Inc. by ground lease dated August 7, 1985, in connection with a turnkey contract of sale dated June 7, 1985, for the purpose of demolishing the Central Office building and constructing on the site a new combination elderly housing project and Housing Authority Central Administration Building as turnkey Project No. CA39-P001-041; and

WHEREAS, under the provisions of said Annual Contributions Contract, it is provided that promptly upon the acquisition of the site of any project, the Local Authority shall execute, record and deliver an instrument and any amendment thereto confirming and further evidencing among other things a covenant of the Local Authority not to convey or encumber the project;

NOW, THEREFORE, BE IT RESOLVED by the Local Authority as follows:

1. The Second Amendment to the certain amended Declaration of Trust pertaining to the said Project is hereby approved and accepted, both as to form and submstance and the Chairman or Vice-Chairman is hereby authorized and directed to execute said Second Amendment to Declaration of Trust, the Secretary is hereby authorized to attest and impress the seal thereon, and thereafter the instrument shall be recorded in the manner required by the laws of the State of California.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

Geraldine L. Chavis
Legal Counsel

6/19/87
Date

Commissioner Brooks moved to adopt Resolution No. 3016 and Commissioner McNamara seconded the motion. Resolution No. 3016 was UNANIMOUSLY ADOPTED.

(b)

RESOLUTION NO. 3017
DATE ADOPTED 6/25/87
****

RESOLUTION AUTHORIZING AWARD OF CONTRACT FOR THE PAINTING OF INTERIOR PUBLIC AREAS AT 3131-26TH STREET IN THE BERNAL DWELLINGS COMPLEX, CAL 1-5

****

WHEREAS, on March 18, 1987, this Authority advertised for bids for the Bernal Dwellings complex, CAL 1-5, to paint the interior public areas at 3131-26th Street, a nine-story building; and

WHEREAS, on April 7, 1987, the two following bids were received and publicly opened and read aloud:

Bidder	Bid Amount
Bill Wright Painting and Decorating, Inc.	$24,364.00
W. G. Thompson, Inc.	$41,660.00

WHEREAS, the Authority staff has evaluated the low bid and found the bid to be in compliance with all requirements of the bid proposal; and

WHEREAS, the funds have been provided in the Authority's Maintenance Budget to complete this work.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. That a contract for the work be awarded to Bill Wright Painting and Decorating, Inc., in the amount of $24,364.00.

2. That the Executive Director/Secretary is authorized and directed to execute a contract with the above mentioned contractor on behalf of this Authority.

3. That this Resolution becomes effective immediately.

APPROVED AS TO FORM:

Legal Counsel

6/9/87
Date

R3

Commissioner Brooks moved to adopt Resolution No. 3017 and Commissioner Westbrook seconded the motion. Resolution No. 3017 was UNANIMOUSLY ADOPTED.

(c)

RESOLUTION NO. 3018
DATE ADOPTED 6/25/87
****

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH PACIFIC GAS AND ELECTRIC COMPANY TO MAKE MODIFICATIONS TO THE ELECTRICAL DISTRIBUTION SYSTEM AT HUNTERS VIEW, CAL 1-18(3), TO MEET PACIFIC GAS AND ELECTRIC COMPANY'S REQUIREMENTS

****

WHEREAS, the Pacific Gas and Electric Company has agreed to accept the transfer of the site electrical distribution system at Hunters View, CAL 1-18(3), to their ownership thus accepting responsibility for future maintenance of the system; and

WHEREAS, modifications must be made to this system to conform to Pacific Gas and Electric Company requirements before such a transfer can be made; and

WHEREAS, the Pacific Gas and Electric Company has agreed to make these modifications for a cost of $13,091.00; and

WHEREAS, funding in the above amount has been provided in the Community Development Block Grant Program.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. That the Executive Director is authorized to enter into an agreement with the Pacific Gas and Electric Company to make modifications to the electric distribution system at Hunters View, CAL 1-18(3), for a total cost of $13,091.00.

2. That this Resolution becomes effective immediately.

APPROVED AS TO FORM:

GERALDINE CHAVIS
Legal Counsel

6/19/87
Date

R55

Commissioner McNamara moved to adopt Resolution No. 3018 and Commissioner Brooks seconded the motion. Resolution No. 3018 was UNANIMOUSLY ADOPTED.

For the purpose of the discussion and the vote, resolutions (d), (e) and (f) were combined.

(d) RESOLUTION NO. 3019

RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT FOR THE GENERAL REPAIR OF EIGHT (8) VACANT UNITS AT SUNNYDALE CAL 1-3

* *

WHEREAS, the Authority has been allotted funds by HUD, as part of the Comprehensive Improvement Assistance Program, (CIAP) for the repair of Authority owned vacant units; and

WHEREAS, there are eight (8) heavily damaged units at Sunnydale; and

WHEREAS, the Executive Director has declared that delay in the repair of vacant units represent a threat to property and therefore is an EMERGENCY; and

WHEREAS, the Authority solicited bids for the repair of these eight (8) units; and

WHEREAS, the following three bids were received from contractors Pre-Qualified, by the Authority:

BIDDER	BID AMOUNT
GARRAWAY & ASSOCIATES	$ 54,000.00
LEE'S HOME BUILDER	$ 59,300.00
ARRIBA JUNTOS	$ 71,792.00

WHEREAS, Authority staff has evaluated the low bid and found the bid to be in compliance with all requirements of the bid proposal; and

WHEREAS, this bid is within this funding allocation.

NOW THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized and directed to execute a contract with GARRAWAY & ASSOCIATES on behalf of the Authority in an amount not to exceed

$64,800.00

($54,000.00 + 20% contingency)

APPROVED AS TO FORM:

_____
Legal Counsel

_____
Date

(e) RESOLUTION NO. 3020

RESOLUTION RATIFYING THE AWARD OF A CONTRACT FOR THE GENERAL REPAIR OF TEN (10) VACANT UNITS AT POTRERO TERRACE, CAL 1-2

****

WHEREAS, the Authority has been allotted funds by HUD, as part of the Comprehensive Improvement Assistance Program, (CIAP) for the repair of Authority owned vacant units; and

WHEREAS, there are Ten (10) heavily damaged units at Potrero Terrace; and

WHEREAS, the Executive Director has declared that delay in the repair of vacant units represent a threat to property and therefore is an EMERGENCY; and

WHEREAS, the Authority solicited bids for the repair of these Ten (10) units; and

WHEREAS, the following three bids were received from contractors Pre-Qualified, by the Authority:

BIDDER	BID AMOUNT
D. VIDA CONSTRUCTION	$ 98,996.00
ANGOTTI & REILLY/T.E. JOO	$137,940.00

WHEREAS, Authority staff has evaluated the low bid and found the bid to be in compliance with all requirements of the bid proposal; and

WHEREAS, the lowest bidder, D.VIDA CONSTRUCTION and Authority staff agreed to reduce the number of units to be repaired from Thirteen (13) to Ten (10), and the Contract Price from $98,996.00 to $48,675.00.

WHEREAS, this bid is within this funding allocation.

NOW THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized and directed to execute a contract with D. VIDA CONSTRUCTION on behalf of the Authority in an amount not to exceed

$58,410.00

($48,675.00 + 20% contingency)

APPROVED AS TO FORM:

_____
Legal Counsel

_____
Date

(f)

RESOLUTION NO. 3021

RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT FOR THE GENERAL REPAIR OF ELEVEN (11) VACANT UNITS AT POTRERO TERRACE, CAL 1-2

****

WHEREAS, the Authority has been allotted funds by HUD, as part of the Comprehensive Improvement Assistance Program, (CIAP) for the repair of Authority owned vacant units; and

WHEREAS, there are Eleven (11) heavily damaged units at Potrero Terrace; and

WHEREAS, the Executive Director has declared that delay in the repair of vacant units represent a threat to property and therefore is an EMERGENCY; and

WHEREAS, the Authority solicited bids for the repair of these Eleven (11) units; and

WHEREAS, the following three bids were received from contractors Pre-Qualified, by the Authority:

BIDDER	BID AMOUNT
MILLARD TONG CONSTRUCTION	$64,433.50
AGBAYANI CONSTRUCTION	$77,230.21

WHEREAS, Authority staff has evaluated the low bid and found the bid to be in compliance with all requirements of the bid proposal; and

WHEREAS, this bid is within this funding allocation.

NOW THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized and directed to execute a contract with MILLARD TONG CONSTRUCTION on behalf of the Authority in an amount not to exceed

$77,230.20

($64,433.50 + 20% contingency)

APPROVED AS TO FORM:

_____
Legal Counsel

_____
Date

Commissioner Brooks moved to adopt Resolutions No. 3019, No. 3020 and No. 3021 and Commissioner San Jule seconded the motion. Resolutions No. 3019, No. 3020 and No. 3021 were UNANIMOUSLY ADOPTED.

(g) RESOLUTION NO. 3022

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO TRAVEL TO CINCINNATI, OHIO, TO ATTEND A MEETING OF THE EXECUTIVE COMMITTEE OF THE COUNCIL OF LARGE PUBLIC HOUSING AUTHORITIES CAPTIVE INSURANCE VENTURE

* *

WHEREAS, the San Francisco Housing Authority is a participant in the Council of Large Public Housing Authorities (CLPHA) Captive Insurance Venture; and

WHEREAS, the Executive Committee of the Captive Insurance Venture will be holding a meeting on June 30, 1987 in Cincinnati, Ohio; and

WHEREAS, it is deemed to be in the best interest of the Authority that the Executive Director attend this meeting;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director, James E. Clay, is hereby authorized to travel to Cincinnati, Ohio, to attend an Executive Committee Meeting of the CLPHA Captive Insurance Venture to be held on June 30, 1987;

2. Travel shall be in conformance with the Travel Policy of this Authority.

APPROVED AS TO FORM:

_____

Geraldine L. Chavis, Legal Counsel

Date: _____

Commissioner Westbrook moved to adopt Resolution No. 3022 and Commissioner Brooks seconded the motion. Resolution No. 3022 was UNANIMOUSLY ADOPTED.

(h) RESOLUTION NO. 3023

RESOLUTION ADOPTING CLOSE-OUT OF
440 TURK STREET FINANCING
* * * * * * * * * * * * * * * * * *

WHEREAS, the Housing Authority of the City and County of San Francisco (the "Authority") entered into a Turnkey Contract dated June 7, 1985 (the "Turnkey Contract") with Central City Developers, Inc. (the "Contractor") pursuant to which the Contractor has constructed, and the Authority has purchased in installments, the improvements located at 440 Turk Street, San Francisco, California consisting generally of 89 units of low-income housing, headquarters office space for the Authority and parking and other ancillary facilities (the "Project"); and

WHEREAS, the Project has been constructed on property owned by the Authority and leased to the Contractor pursuant to a Ground Lease between the Authority and the Contractor dated as of August 1, 1985 (the "Ground Lease"); and

WHEREAS, the Authority established the Civic Center Housing Finance Corporation (the "Corporation") to assist in providing construction financing for the Project; and

WHEREAS, the Corporation issued $10,410,000 aggregate principal amount of its Turnkey Construction Loan Revenue Notes 1985 Series A (the "Notes") pursuant to a Trust Indenture dated as of August 1, 1985 (the "Indenture") among the Corporation, the Contractor and Sanwa Bank California (formerly Golden State Sanwa Bank) (the "Note Trustee"); and

WHEREAS, pursuant to the Indenture and a Repayment Agreement dated as of August 1, 1985 among the Authority, the Note Trustee and the Contractor (the "Repayment Agreement"), proceeds of the Notes have been paid to the Contractor in satisfaction of the Authority's obligation under the Turnkey Contract to purchase the Project in installments; and

WHEREAS, the United States Department of Housing and Urban Development ("HUD") and the Authority have entered into an Annual Contributions Contract dated August 27, 1964 as amended (the "ACC") whereby HUD has provided funds to the Authority for final purchase of the Project upon completion; and

WHEREAS, the Project has been completed by the Contractor in accordance with the requirements of the Turnkey Contract, the ACC, the Repayment Agreement, the Ground Lease, the Indenture and related documents (collectively, the "Project Documents"); and

WHEREAS, the Contractor desires to convey, and the Authority desires to accept conveyance of the Project, as contemplated by the Turnkey Contract, and the Authority desires to complete all other actions contemplated by the Project Documents to effect conveyance of the Project and the close-out of the financing for the Project;

NOW, THEREFORE, BE IT RESOLVED by the Authority as follows:

1. James E. Clay, Executive Director of the Authority, or James G. Fussell, Jr., President of the Authority, acting alone, is hereby authorized in the name and on behalf of the Authority to execute and deliver all instruments, certificates, statements and agreements and to do all such other acts and things that may be necessary to accept conveyance of the Project and to effect the close-out of the financing for the Project in the manner contemplated by the Turnkey Contract and the other Project Documents. Such actions may include, without limitation, execution and delivery of: (a) an Assignment Acceptance and Assumption Agreement by which the Note Trustee reassigns to the Agreement; (b) a Reconveyance by the Note Trustee of the Leasehold

Construction Deed of Trust with Assignment of Rents (including Security Agreement) which was originally executed and recorded pursuant to the Indenture; (c) Financing Statement Change Forms (UCC-2) releasing the Note Trustee's Security interest in certain property of the Authority; (d) a Quit Claim deed memorializing the termination of the Contractor's leasehold interest under the Ground Lease; (e) a Final Certificate of Completion pursuant to the Turnkey Contract; and (f) a final requisition authorizing payment by the Note Trustee to the Contractor of the final amounts owing to the Contractor pursuant to the Repayment Agreement and the other Project Documents.

2. Any actions previously taken by James E. Clay, acting alone, in connection with accepting conveyance of the Project and closing-out the financing of the Project or otherwise complying with the requirements of the Project Documents are hereby ratified.

3. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis, Legal Counsel

Date: _____

Commissioner Brooks moved to adopt Resolution No. 3023 and Commissioner Westbrook seconded the motion. Resolution No. 3023 was UNANIMOUSLY ADOPTED.

VISITORS - Mr. Clay called on the following visitors who wished to address the Commission: Mary McAllister, Valencia Gardens; Christine Neal, Alice Griffith; Mrs. Hall; Jan Allen, 330 Clementina; Denis Martin, PHTA/Sunnydale; and Joan Hart, North Beach.

12. ADJOURNMENT:

There being no further business to come before the Commission, the meeting of June 25, 1987 was adjourned at 5:10 p.m. Following the regular Commission meeting, the Commission went into Executive Session a litigation matter.

_____
JAMES G. FUSSELL, JR., President

James E. Clay
_____
JAMES E. CLAY
Executive Director/Secretary

SF
465
.4
7/9/87

SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

DOCUMENTS DEPT.
JUL 8 1987
SAN FRANCISCO
PUBLIC LIBRARY

JULY 6, 1987

PUBLIC NOTICE

THE REGULARLY SCHEDULED MEETING OF THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO WILL BE HELD AT 4:00 P.M., THURSDAY, JULY 9, 1987 IN THE COMMISSION ROOM AT 440 TURK STREET, SAN FRANCISCO, CALIFORNIA.

JAMES E. CLAY
Secretary/Executive Director

JEC:gb

SF
465
.1
7/9/87

REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY
COMMISSION WILL BE HELD ON THURSDAY, JULY 9, 1987
4:00 P.M., 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

T E N T A T I V E A G E N D A
* * * * * * * * * * * * * * * *

1. ROLL CALL:

   James G. Fussell, Jr., President
   Reverend Harry Chuck, Vice President
   Joan M. San Jule, Commissioner
   Betty Brooks, Commissioner
   Elouise Westbrook, Commissioner
   L. Kirk Miller, Commissioner
   James McNamara, Commissioner

DOCUMENTS DEPT.
JUL 8 1987
SAN FRANCISCO
PUBLIC LIBRARY

2. VISITORS:

3. APPROVAL OF AGENDA:

4. APPROVAL OF MINUTES:

5. GENERAL COMMUNICATIONS:

6. REPORT OF SECRETARY:

7. COMMITTEE REPORT:

8. REPORT OF COUNSEL:

9. TENANT REPRESENTATIVE REPORT:

10. UNFINISHED BUSINESS:

    (a) Resolution - Authorizing a Settlement of an Action Known as Denarde Construction Company, a Corporation, vs. Housing Authority of the City and County of San Francisco, a Public Entity, Civil Action No. 803 110; and Settlement of an Action Known as F.W. Spencer & Sons, Inc., a California Corporation vs. Denarde Construction Company, Inc. a California Corporation, Civil Action No. 875 632

11. NEW BUSINESS:

    (a) Resolution - Authorizing Award of a Contract for the Reroofing of the Hunters View Development CAL. 1-18(3)

12. ADJOURNMENT:

James E. Clay
JAMES E. CLAY
Secretary/Executive Director

SF
H65
#3
7/9/87

DOCUMENTS DEPT.
JUL 21 1987
SAN FRANCISCO
PUBLIC LIBRARY

HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Minutes

Regular Meeting Held:
Thursday, July 9, 1987

440 Turk Street
San Francisco, CA

The Housing Authority of the City and County of San Francisco met in regular session at 440 Turk Street, San Francisco, California on Thursday, July 9, 1987 at 4:00 p.m.

1. ROLL CALL:

The meeting was called to order by Vice President Chuck at 4:05 p.m.

Roll Call found the following members to be:

PRESENT: James G. Fussell, Jr., President (arrived 4:10)
Reverend Harry Chuck, Vice President
Joan San Jule, Commissioner
Betty Brooks, Commissioner
L. Kirk Miller, Commissioner
James McNamara, Commissioner

ABSENT: Elouise Westbrook, Commissioner

A quorum was present.

ALSO PRESENT: James E. Clay, Executive Director
Geraldine Chavis, Legal Counsel

2. VISITORS:

Eva Mae Williams, Plaza West and East
Linda Williams, Plaza East
Vernell Guthrie, Valencia Gardens
Mary McAllister, Senior Citizens Citywide Council
Jan Allen, 330 Clementina

3. APPROVAL OF AGENDA:

Commissioner Brooks moved to approve the agenda of July 9, 1987 and Commissioner San Jule seconded the motion. The agenda of July 9, 1987 was UNANIMOUSLY APPROVED.

Commissioner McNamara requested that a discussion on Plaza East be added to the agenda.

4. APPROVAL OF MINUTES:

Commissioner Brooks moved to approve the minutes of June 25, 1987 and Commissioner McNamara seconded the motion. The minutes of June 25, 1987 were UNANIMOUSLY APPROVED.

5. GENERAL COMMUNICATIONS:

Mr. Clay noted receipt of the following communications:

Letter from President of PHTA in which she forwarded the remainder of the petty cash funds which were unaccounted.

Letter from the Mayor relating to Plaza East and two memos from the Executive Director on the same subject. Mr. Clay noted that Commissioner McNamara wanted to discuss this matter and suggested that the Commission engage in a discussion after the arrival of President Fussell since he was also in attendance at the site visit of Plaza East with the Mayor. Commissioner McNamara stated that he had no objection to that but he did want to make sure it was discussed at today's meeting. President Fussell arrived at 4:10 p.m. He had not had a chance to review the two memos from Mr. Clay and asked that discussion be deferred to after the end of new business.

Commissioner McNamara moved to add to the agenda as item (c) Discussion on Plaza East and Commissioner San Jule seconded the motion. The motion was UNANIMOUSLY ADOPTED.

In order to give the President the opportunity to review the correspondence on Plaza East, Vice President Chuck chaired the remainder of the meeting.

6. REPORT OF SECRETARY:

The Report of Secretary has been submitted in written form. Mr. Clay highlighted the new committee assignments:

FINANCE	H. Chuck, Chair E. Westbrook K. Miller
PERSONNEL	J. San Jule, Chair E. Westbrook J. McNamara
SITE AND DESIGN	K. Miller, Chair B. Brooks J. San Jule
TENANT RELATIONS	B. Brooks, Chair J. McNamara H. Chuck

Note: The president will serve as ex-officio member of all committees.

As per the request of the Mayor, President Fussell has made the following property assignments:

J. Fussell	Plaza/Westside Courts/Hayes Valley
H. Chuck	North Beach/Ping Yuen
J. San Jule	Sunnydale/Holly Courts
B. Brooks	Potrero/Potrero Annex
E. Westbrook	Hunters Point/Alice Griffith
K. Miller	Valencia/Bernal
J. McNamara	Senior Developments

7. COMMITTEE REPORT:

Since the committees have just been newly assigned, there have been no committee meetings. Mr. Clay did request that the chairs of the committee inform him of when they would like to have regularly scheduled meetings of their committees.

Mr. Clay also called attention to the reports that are normally sent to the Finance Committee including the budgeted vs. actual expenditures and the other monthly financial information. He stated that Finance staff was present to answer any questions or provide additional information.

8. REPORT OF COUNSEL:

Counsel Geraldine Chavis stated that Report of Counsel showing a summary of unlawful detainers through June 30, 1987 has been submitted.

Counsel is requesting an executive session to discuss a settlement offer in the case of Elinor Coates vs. SFHA. She is requesting an executive session pursuant to government code 5456.5A because public discussion of the matter would prejudice the Authority's position.

Counsel Chavis gave a brief update on the status of the close out of 430 Turk. There is disagreement as to the final price for the building so closing has not occurred. Mr. Clay stated that he will be meeting with HUD and has talked to former Deputy Director Barney Deasy as to the intent of the documents signed by the developers. Mr. Deasy has some notes to review and will be getting back to the Executive Director. Mr. Clay hopes to get this matter resolved soon.

9. TENANT REPRESENTATIVE REPORT:

Eva Mae Williams distributed the written report of PHTA activities.

10. UNFINISHED BUSINESS:

(a) RESOLUTION NO. 3024

RESOLUTION AUTHORIZING A SETTLEMENT OF AN ACTION KNOWN AS DENARDE CONSTRUCTION COMPANY, A CORPORATION vs. HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO, A PUBLIC ENTITY, CIVIL ACTION NO. 803 110; AND SETTLEMENT OF AN ACTION KNOWN AS F.W. SPENCER & SONS, INC., A CALIFORNIA CORPORATION vs. DENARDE CONSTRUCTION COMPANY, INC., A CALIFORNIA CORPORATION, CIVIL ACTION NO. 875 632

* *

WHEREAS, there are presently pending in the Superior Court of the State of California, City and County of San Francisco, two actions which are known as Denarde Construction Company vs. Housing Authority of the City and County of San Francisco, Action No. 803 110, and F.W. Spencer & Sons, Inc. vs. Denarde Construction Company, Inc., Action No. 875 632; and

WHEREAS, to avoid further protracted litigation and to facilitate the resolution of the matters in controversy the plaintiffs in the action, Denarde Construction Company, Inc. (Plaintiffs) and the defendants, the Housing Authority of the City and County of San Francisco (Defendants) have proposed a settlement agreement; and

WHEREAS, it is recognized that it would cost the San Francisco Housing Authority a substantial sum of money and amount of staff time to continue the defense of this litigation through trial; and

WHEREAS, substantial legal fees and staff time could be saved by entering into a Stipulation for Entry of Judgment and Settlement Agreement; and

WHEREAS, representatives of the San Francisco Housing Authority have negotiated in good faith a Settlement Agreement with Plaintiff which amounts to a fair and reasonable resolution of the issues of the lawsuit; and

WHEREAS, by entering into the Settlement Agreement, Defendants would in no way admit that any of the claims of the lawsuit are valid and would specifically declare that said Settlement Agreement is not to be construed as an admission of any liability, wrongdoing or failure on the part of any Defendant;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

The Board of Commissioners of the San Francisco Housing Authority hereby authorizes James E. Clay, Executive Director, and its attorneys, to enter into a Settlement Agreement with Plaintiff in San Francisco Superior Court Action No. 803 110 and San Francisco Superior Court Action No. 875 632.

APPROVED AS TO FORM:

_____
GERALDINE L. CHAVIS, COUNSEL

DATE: _____, 1987.

This settlement offer was discussed in Executive Session at the last Commission meeting and is now before the Board for formal adoption.

President Fussell moved to adopt Resolution No. 3024 and Commissioner McNamara seconded the motion. Resolution No. 3024 was UNANIMOUSLY ADOPTED.

11. NEW BUSINESS:

(a) RESOLUTION NO. 3025

RESOLUTION AUTHORIZING AWARD OF CONTRACT FOR THE REROOFING OF THE HUNTERS VIEW DEVELOPMENT, CAL 1-18(3)

* *

WHEREAS, on May 14, 1987, this Authority advertised for bids for the Hunters View Complex, CAL 1-18(3), to install new roof coverings at that project; and

WHEREAS, on June 9, 1987 the four following bids were received and publicly opened and read aloud:

Bidder	Bid Amount
101 Roofing & Sheet Metal	$439,500
A Plus Roofing, Inc.	$550,000
Western Roofing Service	$558,580
Sunset Roofing, Inc.	$779,427

WHEREAS, 101 Roofing and Sheet Metal has subsequently withdrawn its bid as a result of an error in the preparation of that bid; and

WHEREAS, the Authority staff has evaluated the next lowest bid and found the bid to be in compliance with all requirements of the bid proposal; and

WHEREAS, HUD has agreed to provide sufficient funding from the CA-1-910 and CA-1-912 Comprehensive Improvement Assistance Program allocations to complete this work; and

WHEREAS, formal HUD approval is required before a contract can be executed for this work;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. That the Executive Director/Secretary is authorized and directed to execute a contract with A Plus Roofing on behalf of this Authority for this work.

2. That this contract amount, including a 4% construction contingency, shall not exceed $571,000.

$550,000 (Bid Amount) + $21,000 (4% contingency) = $571,000

3. That formal execution of this contract is contingent upon HUD approval of this Award.

APPROVED AS TO FORM:

_____

Geraldine L. Chavis, Legal Counsel

Date: _____

Commissioner San Jule moved to adopt Resolution NO. 3025 and President Fussell seconded the motion. Resolution No. 3025 was UNANIMOUSlY ADOPTED.

(b) RESOLUTION NO. 3026

RESOLUTION APPROVING CHANGE ORDER TO THE CONSTRUCTION CONTRACT FOR HARD-WIRED SMOKE DETECTOR UNITS AT 26 DIFFERENT LOCATIONS

* *

WHEREAS, the Construction Contract (hereinafter called "the Contract") was executed on February 11, 1987 with Signal Electric, Inc. for the complete installation of hard-wired smoke detector units at 26 different project locations; and

WHEREAS, additional work, identified as Change Order Number G-1, is required beyond the work presently specified in the Contract; and

WHEREAS, the additional work is necessary to make this project functional and cannot be practically performed after completion of the Contract; and

WHEREAS, the cost of this additional work will be $23,867.32 and the staff has determined this cost to be fair and reasonable; and

WHEREAS, the funds for this cost are authorized and available in the approved CA 1-910 budget;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The identified Change Order for this additional work be approved in the amount of $23,867.32;

2. The Executive Director is authorized to execute said Change Order;

3. This Resolution becomes effective immediately.

APPROVED AS TO FORM:

_____

Geraldine L. Chavis, Legal Counsel

Date: _____

Mr. Clay called on Al Nelson, Director of Facilities Management, who explained why there is a change in the type of smoke detectors to be installed.

President Fussell moved to adopt Resolution No. 3026 and Commissioner San Jule seconded the motion. Resolution No. 3026 was UNANIMOUSLY ADOPTED.

(c) DISCUSSION ON PLAZA EAST:

President Fussell stated that he and the Executive Director were asked to attend a meeting with the Mayor and her senior staff on Monday, July 6. The Mayor's staff had just submitted the first set of summary reports on their site visits to the projects. The Mayor was particularly disturbed about the conditions at Plaza East. Following the meeting, he, Mr. Clay and the Mayor took a tour of Plaza East. The Mayor was extrememly frustrated by what she saw at Plaza East and has directed the Commission to come back in thirty days with improvements. Mr. Clay further expanded that the characterizations in the Mayor's letter regarding Plaza East were correct; the place was filthy. He noted that if the Commission should visit Plaza East today or tomorrow, they will see a different place. He reminded the Commission that in January staff had put together a 5-year improvement plan for all of the properties. To do a comprehensive improvement program at Plaza East would cost about $18 million. In March, staff put together another plan just to do touch up and this came to $6 million. Several weeks ago staff submitted a proposal to HUD for $220,000 to deal with security issues. Mr. Clay was advised today that the proposal would be funded.

A very lengthy discussion followed wherein the Commissioners expressed their concerns for the need to have long range plans and not always operate in a crisis mold; need more police foot patrols to help curtail drug trafficking; priority is to get jobs for the youth, ages 19-25. President Fussell stressed the importance of the property assignments and making those site visits. Mr. Clay introduced Jim Buick from the Mayor's office who is coordinating the site visits for the Mayor's staff. President Fussell stated that the visits could be coordinated with the Mayor's staff or the Commissioners could go on their own.

In conclusion President Fussell moved that the Commission direct the Executive Director and staff to pursue vigorously to plan and implement those plans per the Mayor's request to correct the conditions that presently exist at Plaza East. This will include the Report of the Executive Director as to what those plans are. Commissioner McNamara seconded the motion. The motion was UNANIMOUSLY ADOPTED.

VISITORS: Mr. Clay called on the following visitors who wished to address the Commission: Eva Mae Williams, Plaza - broken window; Linda Williams, Plaza East - tenants have been reporting to the Commission on the conditions at Plaza, need to get tenants involved and get their help; Mary McAllister - two situations need staff attention: 227 Bay and 666 Ellis; Vernell Guthrie, Valencia - drug problems at Valencia; Jan Allen, Clementina - first meeting with Supervisor Molinari.

12. ADJOURNMENT:

There being no further business to come before the Commission, the meeting of July 9, 1987 was adjourned at 5:50 p.m. Following the regular Commission meeting, the Commission went into Executive Session to discuss a litigation matter.

JAMES G. FUSSELL, JR., President

James E Clay

JAMES E. CLAY
Executive Director/Secretary

F
65
4
3/87

SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

DOCUMENTS DEPT.

JUL 21 1987

SAN FRANCISCO
PUBLIC LIBRARY

JULY 17, 1987

P U B L I C N O T I C E

THE REGULARLY SCHEDULED MEETING OF THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO WILL BE HELD AT 4:00 P.M., THURSDAY, JULY 23, 1987 IN THE COMMISSION ROOM AT 440 TURK STREET, SAN FRANCISCO, CALIFORNIA.

James E Clay

JAMES E. CLAY
Secretary/Executive Director

JEC:ss

F
65
1
23/87

REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY
COMMISSION WILL BE HELD ON THURSDAY, JULY 23, 1987
4:00 P.M., 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

T E N T A T I V E A G E N D A

* * * * * * * * * * * * * * * * * *

DOCUMENTS DEPT.
JUL 21 1987
SAN FRANCISCO
PUBLIC LIBRARY

1. ROLL CALL:

   James G. Fussell, Jr., President
   Reverend Harry Chuck, Vice President
   Joan M. San Jule, Commissioner
   Betty Brooks, Commissioner
   Elouise Westbrook, Commissioner
   L. Kirk Miller, Commissioner
   James McNamara, Commissioner

2. VISITORS:

3. APPROVAL OF AGENDA:

4. APPROVAL OF MINUTES:

5. GENERAL COMMUNICATIONS:

6. REPORT OF SECRETARY:

7. COMMITTEE REPORT:

8. REPORT OF COUNSEL:

9. TENANT REPRESENTATIVE REPORT:

10. UNFINISHED BUSINESS:

11. NEW BUSINESS:

    (a) Resolution - Authorizing Award of Contract for the Upgrading of the Gas Meter Rooms at Project 1-1, Holly Courts.

    (b) Resolution - Authorizing Award of Contract for Security Improvement at Project Cal.1-34, 200 Randolph Street.

    (c) Resolution - Authorizing Award of Contract for Engineering Services to Provide Security Lighting at 19 Authority Developments and to Include Backup Emergency Lighting at 16 Authority Developments.

    (d) Resolution - Authorizing Award of Contract for Boiler System Rehabilitation Work at Project Cal 1-2, Potrero Terrace

11. NEW BUSINESS (Continued)

(e) Resolution - Authorizing Award of Contract for the Reroofing of Project Cal 1-18(7), Hayes Valley.

(f) Resolution - Authorizing Approval of Change Orders G-2 and G-3 to the 440 Turk Street Building Modifications Construction Contract

(g) Resolution - Authorizing Award of Contract for the Interior Painting of Public Areas at Project Cal 1-18(2), Yerba Buena Plaza East.

(h) Resolution - Authorizing Travel to Anaheim, California July 30, 1987 to August 2, 1987 to Attend NAHRO's Commissioners' Leadership Conference.

12. ADJOURNMENT:

JAMES E. CLAY
SECRETARY/EXECUTIVE DIRECTOR

SF
H65
#3
7/23/87

DOCUMENTS DEPT.
AUG 11 1987
SAN FRANCISCO
PUBLIC LIBRARY

HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Minutes

Regular Meeting Held:
Thursday, July 23, 1987

440 Turk Street
San Francisco, CA

The Housing Authority of the City and County of San Francisco met in regular session at 440 Turk Street, San Francisco, California on Thursday, July 23, 1987 at 4:00 p.m.

1. ROLL CALL:

The meeting was called to order by President Fussell at 4:00 p.m.

Roll Call found the following members to be:

PRESENT: James G. Fussell, Jr., President
Reverend Harry Chuck, Vice President
Joan San Jule, Commissioner (arrived 4:05)
Betty Brooks, Commissioner
Elouise Westbrook, Commissioner
L. Kirk Miller, Commissioner
James McNamara, Commissioner

A quorum was present.

ALSO PRESENT: James E. Clay, Executive Director
Geraldine Chavis, Legal Counsel

2. VISITORS:

Louise Yee, Ping Yuen
Tom Hsieh, Board of Supervisors
Mary McAllister, Senior Citizens Citywide Council
Jan Allen, 330 Clementina
Eva Mae Williams, Plaza EAst
Ernestine Kittrell, Plaza East
Barbara Burns, Plaza East
Gordon Chin, Chinese Community Housing Corp.
George Lee, Ping Yuen Residents Improvement Association
Edwin Lee, Asian Law Caucus
Jim Stetson, Kurtzman Kodama Architects
Arnold Chin, Chinese Consolidated Benevolent Association
Lorraine A. Low, Asian Neighborhood Design
Man Wai Yu, Community Tenants Association
Samora Hsieh, On Lok Senior Services
Joe Lacey, St. Mary's Housing Committee
Don Chan, Community Education Services
Linda Williams, Plaza East

3. APPROVAL OF AGENDA:

President Fussell noted that a revised agenda had been distributed. Mr. Clay stated that the revised agenda rearranged the original agenda and added one new item as item (a) under New Business: Resolution of Commendation to Mr. Frank S. Alcantara on the Occasion of his Retirement.

Commissioner Brooks moved to approve the agenda of July 23, 1987 and Commissioner Westbrook seconded the motion. The agenda of July 23, 1987 was UNANIMOUSLY APPROVED.

4. APPROVAL OF MINUTES:

Commissioner McNamara moved to approve the minutes of July 9, 1987 and Vice President Chuck seconded the motion. The minutes of July 9, 1987 were UNANIMOUSLY APPROVED.

5. GENERAL COMMUNICATIONS:

Mr. Clay called attention to the letter from Mayor Feinstein regarding Plaza East--copies have been sent to the Commissioners.

6. REPORT OF SECRETARY:

Report of Secretary has been submitted in written form. Mr. Clay asked the Commission to carefully review the matter regarding Housing Authority vehicles. The Authority is trying to come up with a plan to replace the vehicles. There has been some insurance problems. Staff is looking into the feasibility of purchasing rather than leasing the vehicles.

President Fussell asked about the status of the audit. Mr. Clay replied that the Authority has received only one response to the RFP and the deadline to respond has been extended to Friday, July 31, 1987.

Commissioner Miller noted that the Site and Design Committee met. The Committee is not recommending demolition of Plaza West until all permits are in place.

7. COMMITTEE REPORT:

Site and Design Committee met Friday, July 17, 1987. The Committee was updated on the status of Plaza West, Plaza East and 440 Turk Street. The Committee also reviewed the Ping Yuen North 202 Project and will discuss this matter under item (c) new business.

8. REPORT OF COUNSEL:

The Report of Counsel has been submitted in written form. Counsel Geraldine Chavis also called attention to the revised resolution, item (c) under new business, which was just distributed. This revision has minor changes as requested by the attorney for Chinese Housing Community Corp. Bayside Elderly Housing Corp. was substituted for Chinese Housing Community Corp.

Counsel Chavis further reported that in reference to 440 Turk Street, the Authority is waiting for a letter from the developers outlining what their concerns are. President Fussell requested that the Finance Committee review the letter from the developers when it is received.

9. TENANT REPRESENTATIVE REPORT:

Mary Jo Smith, 1st Vice President of PHTA, requested that PHTA submit their wirtten report once a month, at the end of the month. Ms. Smith further reported that Ms. Denis Martin has resigned as president of PHTA because of family problems.

10. UNFINISHED BUSINESS:

(a) RESOLUTION NO. 3027

RESOLUTION AUTHORIZING A SETTLEMENT OF AN ACTION KNOWN AS ELINOR SUE COATES vs. SAN FRANCISCO HOUSING AUTHORITY, A PUBLIC ENTITY, et al., CIVIL ACTION NO. 798 502

* *

WHEREAS, there are presently pending in the Superior Court of the State of California, City and County of San Francisco, two actions which are known as Elinor Sue Coates vs. San Francisco Housing Authority, a public entity, et al., Action No. 798 502; and

WHEREAS, to avoid further protracted litigation and to facilitate the resolution of the matters in controversy the plaintiff in the action, Elinor Sue Coates and (Plaintiff) and the defendants, the San Francisco Housing Authority, a public entity, et al. (Defendants) have proposed a settlement agreement; and

WHEREAS, it is recognized that it would cost the San Francisco Housing Authority a substantial sum of money and amount of staff time to continue the defense of this litigation through trial; and

WHEREAS, substantial legal fees and staff time could be saved by entering into a Stipulation for Entry of Judgment and Settlement Agreement; and

WHEREAS, representatives of the San Francisco Housing Authority have negotiated in good faith a Settlement Agreement with Plaintiff which amounts to a fair and reasonable resolution of the issues of the lawsuit; and

WHEREAS, by entering into the Settlement Agreement, Defendants would in no way admit that any of the claims of the lawsuit are valid and would specifically declare that said Settlement Agreement is not to be construed as an admission of any liability, wrongdoing or failure on the part of any Defendant;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

The Board of Commissioners of the San Francisco Housing Authority hereby authorizes James E. Clay, Executive Director, and its attorneys, to enter into a Settlement Agreement with Plaintiff in San Francisco Superior Court Action No. 798 502.

APPROVED AS TO FORM:

_____

GERALDINE L. CHAVIS, Legal Counsel

DATE: _____, 1987

This matter was discussed in Executive Session at the last Commission meeting.

Commissioner Westbrook moved to adopt Resolution No. 3027 and Commissioner San Jule seconded the motion. Resolution No. 3027 was UNANIMOUSLY ADOPTED.

11. NEW BUSINESS:

(a) RESOLUTION NO. 3028

RESOLUTION OF COMMENDATION TO
MR. FRANK S. ALCANTARA
ON THE OCCASION OF HIS RETIREMENT
* * * * * * * * * * * * * * * * * * * *

WHEREAS, Frank S. Alcantara was hired by the San Francisco Housing Authority on December 14, 1976 as Assistant Special Delinquent Rent Manager and is currently Supervisor of the Leased Housing Branch; and

WHEREAS, on July 23, 1987, Mr. Frank Alcantara is retiring from the San Francisco Housing Authority after ten and one-half years of service; and

WHEREAS, Mr. Alcantara did faithfully and diligently discharge his duties and responsibilities while in the employ of the San Francisco Housing Authority; and

WHEREAS, Mr. Alcantara has gained the respect of the Commission of this Authority and his fellow employees for his loyalty, efficiency and dedicated service;

NOW, THEREFORE, BE IT RESOLVED THAT THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO, acting on its behalf and for the staff of this Authority, deems it proper and fitting that it hereby extends to Mr. Frank S. Alcantara its deepest appreciation for these valued services and its best wishes for a happy retirement.

/s/ James G. Fussell, Jr.
James G. Fussell, Jr.
President

/s/ Harry Chuck
Reverend Harry Chuck
Vice President

/s/ Joan San Jule
Joan San Jule, Commissioner

/s/ Betty Brooks
Betty Brooks, Commissioner

/s/ Elouise Westbrook
Elouise Westbrook, Commissioner

/s/ L. Kirk Miller
L. Kirk Miller, Commissioner

/s/ James McNamara
James McNamara, Commissioner

/s/ James E. Clay
James E. Clay
Secretary/Executive Director

Commissioner Westbrook moved to adopt Resolution No. 3028 and Commissioner Brooks seconded the motion. Resolution No. 3028 was UNANIMOUSLY ADOPTED.

Mr. Alcantara thanked the Commission for the commendation and stated that it has been a pleasure working for the Authority.

(b) RESOLUTION NO. 3029

RESOLUTION AUTHORIZING AWARD OF CONTRACT
FOR THE UPGRADING OF GAS METER ROOMS AT
PROJECT CAL 1-1 HOLLY COURTS
* *

WHEREAS, on June 10, 1987, this Authority advertised for bids for the Holly Courts housing complex, CAL 1-1, to upgrade all gas meter rooms as required by Pacific Gas and Electric Company; and

WHEREAS, on June 30, 1987, the following bids were received and publicly opened and read aloud:

	Bidder	Bid Amount
1.	N.V. Heathorn, Inc.	$69,929.00
2.	Walnut Creek Sheet Metal & Furnace Company, Inc.	$70,230.00

WHEREAS, the Authority staff has evaluated the low bidder and found the bid to be in compliance with all requirements of the bid proposal; and

WHEREAS, HUD has agreed to provide sufficient funding from the CA-1-912 Comprehensive Improvement Assistance Program allocations to complete this work;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director/Secretary is authorized and directed to execute a contract with N. V. Heathorn, Inc. on behalf of this Authority to upgrade the Holly Courts gas meter room for a total cost of $69,929.00

2. This Resolution becomes effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis, Legal Counsel

Date: _____

Commissioner Miller moved to adopt Resolution No. 3029 and Commissioner San Jule seconded the motion. Resolution No. 3029 was UNANIMOUSLY ADOPTED.

(c) RESOLUTION NO. 3030

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE A LEASE WITH THE BAYSIDE ELDERLY HOUSING CORPORATION FOR AIR-RIGHTS OVER THE PARKING LOT OF THE PING YUEN NORTH PROJECT {CAL 1-18(6)} SUBJECT TO CERTAIN CONDITIONS

* *

WHEREAS, The United States Housing Act of 1937 provides that there shall be local determination of the need for low-rent housing to meet the needs not being adequately met by private enterprise; and

WHEREAS, under the provisions of the United States Housing Act of 1937, the Secretary of Housing and Urban Development is authorized to provide financial assistance to non-profit entities in the provision of elderly housing under the "Section 202 Program"; and

WHEREAS, the San Francisco Housing Commission was approached by the Chinese Community Housing Corporation (CCHC), a non-profit California Housing Corporation, to lease and utilize the Air-Rights over the parking lot at Ping Yuen North, CAL 1-18(6) (See Exhibit #1); and

WHEREAS, CCHC has created a separate non-profit housing corporation, Bayside Elderly Housing Corporation, to lease the air-rights and to develop elderly housing under the U.S. Department of Housing and Urban Development (HUD) 202 Program; and

WHEREAS, the Commission has reviewed this matter and currently finds no adverse affects of this concept to the Ping Yuen residents;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

A. That the Executive Director is authorized to negotiate a lease agreement with Bayside Elderly Housing Corporation, based upon, but not limited to, the following conditions:

GENERAL:

1. The SFHA will lease the use of the Air-Rights over the Ping Yuen Parking Lot for the express purpose of constructing housing units for the elderly not to exceed thirty-one (31) in number.

2. Said Air-Rights will be leased to the Bayside Elderly Housing Corporation for a nomimal amount to be determined per year payable on the tenth of January each year.

3. The lease term shall not exceed the "Section 202 Program" mortgage time requirements.

4. At no time shall the rent structure exceed the maximum allowable under the Section 202 Program.

5. One year prior to the expiration of the, "Section 202 Program", the CCHC will re-negotiate the Air-Rights with the SFHA.

6. In case of foreclosure, the SFHA shall have the first right to purchase the project.

7. Twenty percent (20%) of the units shall be made available, on a priority basis, to individuals on the SFHA waiting list.

8. All attempts shall be made to minimize inconveniences to SFHA residents living in the Ping Yuen Project, during construction.

9. That for ground utilities and maintenance costs, the CCHC shall pay a proportionate share to the SFHA.

10. Plans and specifications of the proposal structure shall meet all applicable, Federal, State and Local code requirements.

11. All plans and specifications of the proposed structure must be approved by the San Francisco Housing Authority.

12. Lease terms shall be subject to HUD approval.

13. Parking services for the existing development will be replaced at no cost to SFHA.

B. That the Executive Director is authorized to cooperate with Bayside Elderly Housing Corporation and to take such actions as he deems necessary to facilitate the development of a lease agreement.

APPROVED AS TO FORM:

_____
Geraldine Chavis, Legal Counsel

Date: _____

Because of the large number of non-English speaking Chinese in the audience, Mr. Clay requested a translator to interpret the discussion on this resolution.

President Fussell noted that this item has been reviewed by the Site and Design Committee and staff; communications have been received from Assemblyman Art Agnos, Supervisor Nancy Walker, and Supervisor Hsieh supporting this project.

Commissioner Miller, Chairman of the Site and Design Committee, summarized the review process. The project has been presented twice to the Committee--first one was back in April. Factors like sunshine, shading, open space, view blockage, parking, impact on Ping Yuen residents were concerns raised by the Committee. These have been addressed by the redesign where the height of the proposed project was lowered to two stories and the units reduced to 31. The Site and Design Committee endorsed this project and recommends approval by the full Commission.

Commissioner Miller requested that another item (No. 13) be added to the Resolution with reference to the parking. The Parking Authority has access to the parking in the lower portion of the building. The parking structure will be paid for by the project sponsor at no cost to the Authority. The Authority will retain its parking places at no cost. Mr. Clay stated that this will be added to the resolution.

The following people addressed the Commission in support of this resolution: Supervisor Thomas Hsieh and Mr. Gordon Chin, President of the Chinese Housing Development Corporation. Supervisor Hsieh presented a petition of 150 residents of North Ping Yuen in support of this project. Supervisor Hsieh and Mr. Chin also answered concerns raised by the Commissioners.

Mr. Clay asked Mr. Chin to introduce the various people who wished to speak to the Commission in support of this resolution: Jim Stetson, Chinese Housing Corporation; Mr. Kodama; George Lee, President, Ping Yuen Residents Association; Edwin Lee, Asian Law Caucus and Chinatown Coalition for Better Housing; Arnold Chin, Chinese 6 Companies; Lorraine Lowe, Asian Neighborhood Design; Man Wai, Chinatown Community Tenant Association; Sandra Hseih, On Lok Senior Health Services; Joe Lacey, Old St. Mary's Housing Committee; Mr. Chan, North Ping Yuen Project; Dr. William Gee. Commissioner Chuck commended all those involved for their efforts and hard work. Mr. Chin thanked the Executive Director and Housing Authority staff for all the hours spent working on this project.

Commissioner Westbrook moved to adopt Resolution No. 3030 and Commissioner Brooks seconded the motion. Resolution No. 3030 was UNANIMOUSLY ADOPTED.

(d) RESOLUTION NO. 3031

RESOLUTION AUTHORIZING AWARD OF CONTRACT FOR SECURITY IMPROVEMENTS AT PROJECT CAL 1-34, 200 RANDOLPH

* *

WHEREAS, on July 2, 1987, this Authority advertised for bids for the site security improvement at Randolph Housing Project, Cal 1-34, to physically define territorial boundaries at that project; and

WHEREAS, on July 14, 1987, the following bids were received and publicly opened and read aloud:

	Bidder	Bid Amount
1.	Crown Iron Works	$22,446.00
2.	Nueva Castilla Co.	$33,641.00

WHEREAS, the Authority staff has evaluated the low bid and found the bid to be in compliance with all requirements of the bid proposal; and

WHEREAS, THE City and County of San Francisco has agreed to provide sufficient funding from the Community Development Block Grant Program to complete this work;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director/Secretary is authorized and directed to execute a contract with Crown Iron Works on behalf of this Authority for this work for a cost of $22,446.00.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis, Legal Counsel

Date: _____

Commissioner Brooks moved to adopt Resolution No. 3031 and Vice President Chuck seconded the motion. Resolution No. 3031 was UNANIMOUSLY ADOPTED.

(e) RESOLUTION NO. 3032

RESOLUTION AUTHORIZING AWARD OF CONTRACT FOR ENGINEERING SERVICES TO PROVIDE SECURITY LIGHTING AT 19 AUTHORITY DEVELOPMENTS AND TO INCLUDE BACKUP EMERGENCY LIGHTING AT 16 AUTHORITY DEVELOPMENTS

* *

WHEREAS, most of the senior properties and some of the family properties are in need of emergency and security lighting systems; and

WHEREAS, the Department of Housing and Urban Development has allocated funds for emergency lighting in the Authority's CA-1-910 Comprehensive Improvement Assistance Program (CIAP) Budget; and

WHEREAS, the City of San Francisco has allocated funds for security lighting; and

WHEREAS, Authority staff has contacted electrical engineering firms relative to this work and after a review of their qualifications, experience and availability recommends Mazzetti and Associates, Inc., Electrical Engineers, as the appropriate firm for this work; and

WHEREAS, Mazzetti and Associates, Inc., has agreed to provide the required engineering services for the following properties and fees:

A. SECURITY LIGHTING SYSTEMS:

1. CAL 1-4	Valencia Gardens	$	$3,866
2. CAL 1-18(1)	J. F. Kennedy Towers	$	3,113
3. CAL 1-18(13)	Mission Dolores	$	2,769
4. CAL 1-19(1)	990 Pacific Avenue	$	1,659
5. CAL 1-19(2)	1750 McAllister St.	$	2,105
6. CAL 1-20	3850 18th Street	$	1,659
7. CAL 1-23	1880 Pine Street	$	1,659
8. CAL 1-27	350 Ellis Street	$	1,659
9. CAL 1-28	666 Ellis Street	$	1,991
10. CAL 1-29	345 Arguello Blvd.	$	1,659
11. CAL 1-30	345 Hermann Street	$	1,659
12. CAL 1-31	25 Sanchez Street	$	2,105
13. CAL 1-32	1760 Bush Street	$	1,659
14. CAL 1-34	363 Noe Street	$	1,991
15. CAL 1-35	2698 California Street	$	1,991
16. CAL 1-36	227 Bay Street	$	1,659
17. CAL 1-37	491 - 31st Avenue	$	1,659
18. CAL 1-39	939 Eddy Street	$	1,659
19. CAL 1-39	951 Eddy Street	$	1,544
	TOTAL NOT TO EXCEED FEE	$	38,065

B. EMERGENCY LIGHTING SYSTEMS:

1. CAL 1-5	Bernal (3) Story Bldgs.		2,424
2. CAL 1-15	Ping Yuen	$	2,424
3. CAL 1-(18)1	J. F. Kennedy Towers	$	1,761
4. CAL 1-18(6)	Ping Yuen-North	$	2,424
5. CAL 1-18(13)	Mission Dolores	$	1,761
6. CAL 1-19(1)	990 Pacific Avenue	$	1,761
7. CAL 1-28	666 Ellis Street	$	1,761
8. CAL 1-29	345 Arguello Blvd.	$	1,761
9. CAL 1-30	345 Hermann Street	$	1,761
10. CAL 1-31	25 Sanchez Street	$	1,761

11. CAL 1-34	363 Noe Street	$	1,761
12. CAL 1-35	2698 California Street	$	1,761
13. CAL 1-36	227 Bay Street	$	1,761
14. CAL 1-37	491-31st Avenue	$	1,761
15. CAL 1-39	939 Eddy Street	$	1,761
16. CAL 1-39	951 Eddy Street	$	1,761
	TOTAL NOT TO EXCEED FEE	$	30,165

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. That the Executive Director be and is authorized to execute an agreement with Mazzetti and Associates, Inc., to provide the required engineering services for Security Lighting Systems for the above properties for a fee amount not to exceed $38,065.

2. That the Executive Director be and is authorized to execute an agreement with Mazzetti and Associates, Inc., to provide the required engineering services for Emergency Lighting Systems for the above properties for a fee amount not to exceed $30,165.

3. That this Resolution becomes effective immediately.

APPROVED AS TO FORM:

_____
Geraldine Chavis
Legal Counsel

_____
Date

Vice President Chuck moved to adopt Resolution No. 3032 and Commissioner Brooks seconded the motion. Resolution No. 3032 was UNANIMOUSLY ADOPTED.

(f)

RESOLUTION NO. 3033

RESOLUTION AUTHORIZING AWARD OF CONTRACT
FOR BOILER SYSTEM REHABILITATION WORK AT
PROJECT CAL 1-2, POTRERO TERRACE
* *

WHEREAS, on June 10, 1987 this Authority advertisied for Bids for Potrero Terrace, CAL 1-2 to rehabilitate the heating plants at that project; and

WHEREAS, on July 14, 1987 the following bids were received and publicly opened and read aloud:

	Bidder	Bid Amount
1.	Ayoob & Perry Inc.	$822,249
2.	E. Mitchell, Inc.	$794,865
3.	Hopkins Heating & Cooling, Inc.	$747,946

WHEREAS, the Authority staff has evaluated the bids received and found Hopkins Heating and Cooling, Inc. to be the lowest monetary bidder, but did not provide a Bid Bond; and

WHEREAS, Hopkins Heating and Cooling, Inc. bid is non-responsive; and

WHEREAS, the second low bidder, E. Mitchell, Inc. bid did contain all required bid documents; and

WHEREAS, E. Mitchell is the lowest monetary responsive bidder; and

WHEREAS, HUD has agreed to provide sufficient funding from the CA-1-910 Comprehensive Improvement Assistance Program allocation to complete this work;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. That the Executive Director/Secretary is authorized and directed to execute a contract with E. Mitchell, Inc. on behalf of this Authority for this work.

2. That this contract amount, including a 10% construction contingency, shall not exceed $874,352.

   $794,865 (Bid Amount) + $79,487 (10% Contingency) = $874,352

APPROVED AS TO FORM:

_____
Geraldine L. Chavis, Legal Counsel

Date: _____

Commissioner Brooks moved to adopt Resolution No. 3033 and Commissioner Westbrook seconded the motion. Resolution No. 3033 was UNANIMOUSLY ADOPTED.

(g) RESOLUTION NO. 3034

RESOLUTION AUTHORIZING AWARD OF CONTRACT FOR THE REROOFING OF PROJECT CAL 1-18(7), HAYES VALLEY

* *

Bid information was incomplete at the time of the Commission meeting, this resolution will appear on the next Commission meeting agenda under Unfinished Business.

(h) RESOLUTION NO. 3035

RESOLUTION AUTHORIZING APPROVAL OF CHANGE ORDERS "G-2" AND "G-3" TO THE 440 TURK STREET BUILDING MODIFICATIONS CONSTRUCTION CONTRACT

* *

WHEREAS, the Housing Authority of the City and County of San Francisco, hereafter called "Authority", entered into a construction contract with PFW, Incorporated, for the Building Modifications at 440 Turk Street, CAL 1-41; and

WHEREAS, this Authority wishes to extend the scope of work under that contract to include new ceiling finishes in trash rooms of the residential tower and to eliminate exposed fireproofing in Stair No. 1; and

WHEREAS, PFW, Incorporated, has accepted Change Order Nos. "G-2" and "G-3" for the proposed revisions in these areas; and

WHEREAS, funds for the proposed increase in contract cost is available in the HUD Turnkey Project Budget Contingency Line.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. Change Orders "G-2" and "G-3" for the 440 Turk Street Building Modifications construction contract with PFW, Incorporated, is approved in the amounts of $9,100 and $9,200, respectively.

2. The Executive Director is authorized to execute said contract change orders.

3. That this Resolution becomes effective immediately.

APPROVED AS TO FORM:

_____
Geraldine Chavis
Legal Counsel

_____
Date

Vice President Chuck moved to adopt Resolution No. 3035 and Commissioner Brooks seconded the motion. Resolution No. 3035 was UNANIMOUSLY ADOPTED.

(i)

RESOLUTION NO. 3036

RESOLUTION AUTHORIZING TRAVEL TO ANAHEIM, CALIFORNIA JULY 30, 1985 TO AUGUST 2, 1987 TO ATTEND NAHRO'S COMMISSIONERS' LEADERSHIP CONFERENCE

* *

WHEREAS, the National Association of Housing and Redevelopment Officials (NAHRO) is holding its 1987 Commissioners' Leadership Conference in Anaheim, California, July 30, 1987 to August 2, 1987; and

WHEREAS, the San Francisco Housing Authority is a member of NAHRO; and

WHEREAS, the conference is specifically designed to provide an in-depth examination of key issues, discuss workable strategies for effective action, and develop the skills necessary for dynamic leadership; and

WHEREAS, this Authority deems that the attendance by Commissioners San Jule, Miller and McNamara is important and essential to the Authority's conduct of its low-rent housing programs;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. Commissioners San Jule, McNamara and Miller be authorized to travel to Anaheim, California July 30, 1987 to August 2, 1987 for the purpose of attending the aforementioned Leadership Conference.

2. Travel be in conformance with the rules and regulations of the travel policies of this Authority.

3. This Resolution shall become effective immediately.

APPROVED AS TO FORM:

_____

Geraldine L. Chavis, Legal Counsel

Date: _____

Commissioner Westbrook moved to adopt Resolution No. 3036 and Commissioner Miller seconded the motion. Resolution No. 3036 was UNANIMOUSLY ADOPTED.

(j) RESOLUTION NO. 3037

RESOLUTION AUTHORIZING AN AGREEMENT BETWEEN THE COMMISSIONER OF THE SOCIAL SECURITY ADMINISTRATION AND THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO FOR AN INFORMATION EXCHANGE SYSTEM

* *

WHEREAS, the Commissioner of the Social Security Administration (hereinafter SSA) and the Housing Authority of the City and County of San Francisco (hereinafter SFHA) recognize the need to establish an efficient information exchange system between the two agencies; and

WHEREAS, Section 1106(a) of the Social Security Act and Regulation No. 1(20 C.F.R. part 401) authorizes the SSA to enter into agreements for the exchange of information and sets forth a third party query procedure.

NOW THEREFORE BE IT RESOLVED by the Commissioners of the Housing Authority of the City and County of San Francisco that:

1. The Executive Director is hereby authorized to enter into a Third Party Query System agreement with the Social Security Administration.

2. The Executive Director is further authorized to take all appropriate steps necessary to assure that SFHA complies with the terms and conditions of said agreement.

3. This resolution shall take effect immediately.

APPROVED AS TO FORM:

_____

Geraldine L. Chavis, Legal Counsel

Date _____

There was some concerns regarding giving out confidential information. Mr. Clay clarified that this was a service being provided to tenants if the tenants want the Housing Authority to verify their income rather than doing it themselves. The tenant will have to sign a form authorizing the Housing Authority to obtain the information.

Vice President Chuck moved to adopt Resolution No. 3037 and Commissioner McNamara seconded the motion. Resolution No. 3037 was UNANIMOUSLY ADOPTED.

(k) RESOLUTION NO. 3038

RESOLUTION AUTHORIZING AWARD OF CONTRACT FOR THE PAINTING OF INTERIOR PUBLIC AREAS IN THE YERBA BUENA PLAZA EAST COMPLEX, CAL 1-18(2)

* *

WHEREAS, on March 30, 1987, this Authority advertised for bids for the Yerba Buena Plaza East housing complex, CAL 1-18(2), to paint the interior public areas of both highrise buildings; and

WHEREAS, on April 14, 1987, the following bids were received and publicly opened and read aloud:

	BIDDER	BID AMOUNT
1.	W.G. Thompson, Inc.	$ 84,160.00
2.	Bill Wright Painting & Decorating, Inc.	$110,000.00
3.	True Test Painting Associates	$166,000.00

WHEREAS, the Authority staff has evaluated the low bidder and found the bid to be in compliance with all requirements of the bid proposal; and

WHEREAS, the City has agreed to provide sufficient funding from the Community Development Block Grant Program to complete this work;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. A contract for the work be awarded to W. G. Thompson, Inc., in the amount of $84,160.00.

2. The Executive Director/Secretary is authorized and directed to execute a contract with W.G. Thompson, Inc. on behalf of this Authority.

3. This Resolution becomes effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis, Legal Counsel

Date: _____

Commissioner Westbrook expressed her concerns regarding the need to paint the interiors of the units and to concentrate on fixing up an entire development. Commissioner San Jule concurred with her statements and stated that the Commission needs to reexamine priorities. President Fussell assigned this task to the Site and Design Committee.

Commissioner McNamara moved to adopt Resolution No. 3038 and Vice President Chuck seconded the motion. Resolution No. 3038 was UNANIMOUSLY ADOPTED.

VISITORS: The following visitors addressed the Commission with their concerns: Barbara Burns, Plaza - need for interior painting of her unit; Eva Mae Williams, Plaza; Jan Allen, Clementina - problems in senior buildings; Mary McAllister, Citywide Council - maintenance problems in senior buildings; Jewel Green, Hunters View - problem with pit bull dogs in the area.

12. ADJOURNMENT:

There being no further business to come before the Commission, the meeting of July 23, 1987 was adjourned at 6:30 p.m.

_____
JAMES G. FUSSELL, JR., President

_____
JAMES E. CLAY
Executive Director/Secretary

F
865
H
2/87

SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

DOCUMENTS DEPT.

AUG 11 1987

SAN FRANCISCO
PUBLIC LIBRARY

AUGUST 10, 1987

P U B L I C N O T I C E

THE REGULARLY SCHEDULED MEETING OF THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO WILL BE HELD AT 4:00 P.M., THURSDAY, AUGUST 13, 1987 IN THE COMMISSION ROOM AT 440 TURK STREET, SAN FRANCISCO, CALIFORNIA.

James E Clay

JAMES E. CLAY
Secretary/Executive Director

JEC:gb

SF
H65
#1
8/13/87

REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION WILL BE HELD ON THURSDAY, AUGUST 13, 1987 4:00 P.M., 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

T E N T A T I V E A G E N D A

* * * * * * * * * * * * * * * * *

1. ROLL CALL:

DOCUMENTS DEPT.
AUG 11 1987
SAN FRANCISCO PUBLIC LIBRARY

James G. Fussell, Jr., President
Reverend Harry Chuck, Vice President
Joan M. San Jule, Commissioner
Betty Brooks, Commissioner
Elouise Westbrook, Commissioner
L. Kirk Miller, Commissioner
James McNamara, Commissioner

2. VISITORS:

3. APPROVAL OF AGENDA:

4. APPROVAL OF MINUTES:

5. GENERAL COMMUNICATIONS:

6. REPORT OF SECRETARY:

7. COMMITTEE REPORT:

8. REPORT OF COUNSEL:

9. TENANT REPRESENTATIVE REPORT:

10. UNFINISHED BUSINESS:

(a) Resolution - Authorizing Award of Contract for the Reroofing of the Hayes Valley Development

11. NEW BUSINESS:

(a) Resolution - Approving the Final Application to the Department of Housing and Urban Development for Fiscal Year 1987 Comprehensive Improvement Assistance Program Funds for Cal 1-16, Alemany; Cal 1-18(2), Yerba Buena Plaza East; and Cal 1-30A, 345 Hermann Street

(b) Resolution - Approving the 1988 Community Development Program for the San Francisco Housing Authority and Authorizing Submitting this 1988 Program to the Mayor's Office of Community Development

(c) Resolution - Authorizing Award of Contract for the Replacement of Roof Coverings at 345 Arguello Boulevard, Cal 1-29 and Rescinding Resolution No. 3010

New Business (cont.)

(d) Resolution - for Approval of Change Order G-15 to the Construction Contract for Water System Replacement at Sunnydale, Cal 1-3

(e) Resolution - Authorizing Award of Contract for Cal 1-3, Sunnydale, Electrical System Upgrade

(f) Resolution - Authorizing the Executive Director to Execute a Contract Between the San Francisco Housing Authority and ED2 International and Community Design Collaborative for Required Consulting for the Preparation of Bid Documents and for Construction Support for the Construction of 203 New Apartments at Cal 1-43

(g) Resolution - Authorizing Award of Contract for the Services of a Land Surveyor for Project Cal 1-43, Yerba Buena Plaza West

(h) Resolution - Ratifying the Award of Contract for General Repairs of Fourteen (14) Vacant Units at Plaza East

(i) Resolution - Authorizing Award of Contract for Cal 1-19(1), 990 Pacific, Heating Plant Rehabilitation

(j) Resolution - Authorizing the Executive Director to Enter into an Agreement with Peat, Marwick, Main & Co., CPA's, to Provide Audit Services

(k) Resolution - Authorizing the Implementation of the Performance Appraisal System and Merit Salary Increase Program for Administrative Employees of the San Francisco Housing Authority

(l) Resolution - Authorizing the Implementation of the Classification and Compensation Structures for Administrative Employees for Fiscal Year 1988

12. ADJOURNMENT:

James E. Clay

JAMES E. CLAY
Secretary/Executive Director

SF
H65
#3
1/13/87

[MINUTES]

HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Regular Meeting Held:
Thursday, August 13, 1987

440 Turk Street
San Francisco, Calif

The Housing Authority of the City and County of San Francisco met in regular session at 440 Turk Street, San Francisco, Calif., on Thursday, August 13, 1987 at 4:00 p.m.

1. ROLL CALL:

The meeting was called to order by President Fussell at 4:04 p.m.

Roll Call found the following members to be:

PRESENT: James G. Fussell, Jr., President
Reverend Harry Chuck, Vice President
Joan San Jule, Commissioner
Betty Brooks, Commissioner
L. Kirk Miller, Commissioner
James McNamara, Commissioner
Elouise Westbrook, Commissioner

A quorum was present.

ALSO PRESENT: James E. Clay, Executive Director
Geraldine Chavis, Legal Counsel

2. VISITORS:

Eva Mae Williams, Plaza East and Plaza West
Roxie McCormick, Sunnydale
Mary McAllister, Senior Citizens Citywide Council
Jan Allen, Clementina Towers
Jewel Green, Hunters View
Ivy Lui, Ping Yuen
Shiu Kwong Wong
Yueng Pung
Fung Leung Louie
Sherry Davis

DOCUMENTS DEPT
AUG 25 1987
SAN FRANCISCO
PUBLIC LIBRARY

3. APPROVAL OF AGENDA:

President Fussell noted that a revised agenda had been distributed. Two resolutions were added to the previous Agenda.

Commissioner Brooks moved to approve the Agenda of August 13, 1987 and Commissioner Westbrook seconded the motion. The Agenda of August 13, 1987 was UNANIMOUSLY APPROVED.

4. APPROVAL OF MINUTES:

Commissioner Brooks moved to approve the minutes of the July 23, 1987 meeting and Commissioner Westbrook seconded the motion. The Agenda of the August 13, 1987 meeting was UNANIMOUSLY APPROVED.

5. GENERAL COMMUNICATIONS:

Mr. Clay reported that communications had been received from the attorney that is representing the Central City Developers. He stated that background information had been distributed to the Commission and the matter will be discussed in Executive Session immediately following this meeting.

6. REPORT OF SECRETARY:

Report of Secretary has been submitted in written form.

7. COMMITTEE REPORTS:

Commissioner San Jule, Chairperson of the Personnel Committee, reported that the Personnel Committee met on July 29, 1987.

The Committee reviewed the draft classification and compensation report. The Committee also reviewed the proposed Merit Salary Increase Program and modified the staff's recommendations to reflect a 5.0% increase for outstanding performance as opposed to the 7.0% that was recommended by staff. The percentage for standards exceeded was reduced to 2.5%. The proposals will be effective October 1, 1987.

Commissioner San Jule noted that the merit salary increase is a change from the automatic annual step increase historically granted to employees regardless of job performance.

Vice President Chuck, Chairperson of the Finance Committee, reported that the Finance Committee met on July 10, 1987. He said the summary of the recommendations to be made to the Commission is listed in the Report of Secretary under TABS A,B, & C. He said these items have to do with the selection of an Auditing firm, concerns regarding the Authority's budget and recommendations on instituting an investment policy for the Authority.

Vice President Chuck stated a report concerning the Authority's budget will be submitted at the next Commission meeting.

L. Kirk Miller, Chairperson of the Site & Design Committee reported that the Site and Design Committee met on August 5, 1987.

Commissioner Miller reported that HUD advised the Authority that they will not approve an early demolition of that project.

Commissioner Miller said it was his feeling that looking at the timing of the approval it appears that the starting date will not be that far from the Mayor's wish for an early demolition. He stated that it is possible the project will be started in late winter or early spring. Commissioner Miller also reported that there are neighborhood groups protesting this project.

Commissioner Miller also noted that approval of the architectural contract to proceed with the working drawings for the project is before the Commission for approval. He said staff will meet with members of the Planning Department and with members of the Public Works Department to expedite the approval process.

In reference to Plaza East, Commissioner Miller reported the Committee was reviewing the possibility of introducing more security at the project and that staff has drawn up a plan to control access to the project. However, several residents have expressed concerns regarding recommendations made by staff. He said staff will meet with the residents to go over these concerns to see if there are any alternate measures that would be more in keeping with the tenants' desires.

Commissioner Miller reported that the discussion on the 440 Turk Street building revolved on the problem of getting closure on the building. He said the matter will be discussed at the Executive Session immediately following this meeting.

Commissioner McNamara moved to adopt the aformentioned Committee Reports and Reverend Chuck seconded the motion. The Personnel Committee Report, the Finance Committee report and the Site and Design Committee Report were UNANIMOUSLY ADOPTED.

8. REPORT OF COUNSEL:

The report of Counsel has been submitted in written form. Counsel reported that she is requesting that three legal matters be discussed at the closed session immediately following this meeting.

9. TENANT REPRESENTATIVE REPORT:

Mr. Clay reported that the Public Housing Tenants Association will submit monthly reports at the second meeting of each month.

10. UNFINISHED BUSINESS:

RESOLUTION NO. 3039

RESOLUTION AUTHORIZING AWARD OF CONTRACT FOR THE REFOOFING OF THE HAYES VALLEY DEVELOPMENT

* *

RESOLUTION NO. 3039
DATE ADOPTED 8-13-87

RESOLUTION AUTHORIZING AWARD OF CONTRACT FOR THE REROOFING OF THE HAYES VALLEY DEVELOPMENT, CAL 1-18(7)

****

WHEREAS, on June 11, 1987, this Authority advertised for bids for sites B and C at the Hayes Valley Complex, CAL 1-18(7), to replace roof coverings at that project; and

WHEREAS, on July 15, 1987, the three following bids were received and publicly opened and read aloud:

Bidder	Bid Amount
Caldwell-Roland Roofing Co., Inc.	$312,710
Sunset Roofing, Inc.	$365,232
Western Roofing Service	$412,228

WHEREAS, the Authority staff has evaluated the low bid and found the bid to be in compliance with all requirements of the bid proposal; and

WHEREAS, HUD has agreed to provide sufficient funding from the CA-1-912 Comprehensive Improvement Assistance Program allocation to complete this work; and

WHEREAS, HUD approval is required before a formal contract can be executed.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. That the Executive Director/Secretary is authorized and directed to execute a contract with Caldwell-Roland Roofing Co., Inc., on behalf of this Authority for this work.

2. That this contract award, including a 5% construction contingency, shall not exceed $328,346.

$312,710 (bid amount) + 15,636 (5% contingency)=$328,346

3. That this contract award is contingent upon HUD approval.

APPROVED AS TO FORM:

GERALDINE CHAVIS
LEGAL COUNSEL

DATE

Commissioner Westbrook moved to adopt Resolution No. 3039 and Commissioner Chuck seconded the motion. Resolution No. 3039 was UNANIMOUSLY ADOPTED.

11: NEW BUSINESS:

RESOLUTION NO. 3040
DATE ADOPTED 8-13-87

RESOLUTION APPROVING THE FINAL APPLICATION TO THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR FISCAL YEAR 1987 COMPREHENSIVE IMPROVEMENT ASSISTANCE PROGRAM FUNDS

CAL 1-16, ALEMANY
CAL 1-18(2), YERBA BUENA PLAZA EAST
CAL 1-30A, 345 HERMANN STREET

****

WHEREAS, the Department of Housing and Urban Development has invited this Authority to submit an Application for Fiscal Year 1987 Comprehensive Improvement Assistance Program Funds in the amount of $4,695,500; and

WHEREAS, based on the management and modernization needs of the Authority and in conformance with the requirements and regulations of the Department of Housing and Urban Development's Comprehensive Assistance Program, these funds should be applied to the following items;

1. Emergency security improvements for the Yerba Buena Plaza East development.

2. Comprehensive rehabilitation of the 345 Hermann Street development, including a new elevator for that complex.

3. Comprehensive rehabilitation of the Alemany development.

4. New computer system upgrading for the Authority.

5. Establishment of an Alemany Resident Management Organization.

WHEREAS, the San Francisco Housing Authority will comply with all policies, procedures and requirements prescribed by HUD for the modernization, including implementation of the modernization in a timely, efficient and economical manner and handling of ongoing management costs consistent with HUD requirements; and

WHEREAS, the modernization program cannot be funded from current operating funds; and

WHEREAS, the proposed physical work meets the Modernization Standards of the Department of Housing and Urban Development; and

WHEREAS, the San Francisco Housing Authority has complied with HUD tenant consultation requirements; and

WHEREAS, the San Francisco Housing Authority shall comply with all applicable HUD civil rights requirements; and

WHEREAS, the San Francisco Housing Authority has adopted the goal of awarding at least 20 percent of the dollar value of the total of the modernization contracts, to be awarded during the subsequent Federal Fiscal Year, to minority business enterprises; and

WHEREAS, the San Francisco Housing Authority has complied with all HUD environmental requirements; and

WHEREAS, the projects proposed for Modernization are not located in an identified special flood hazard area; and

WHEREAS, the family developments included in this application will be tested for the presence of lead based paint and, if found, will be appropriately addressed; and

WHEREAS, the modernization effort will comply with Department of Housing and Urban Development requirements for the physically handicapped; and

WHEREAS, the San Francisco Housing Authority will ensure nondiscrimination in the selection of tenants to be rehoused, determination of which tenants require temporary and permanent rehousing, assignment of tenants within the Authority, and provision of assistance to tenants being rehoused, should and such rehousing be required as part of these modernization efforts.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. That the San Francisco Housing Authority Commission formally approve this Final Application for 1987 Comprehensive Improvement Assistance Program Funding.

2. That the Executive Director be and the same is authorized to apply to the Department of HUD for the necessary funding to accomplish the above described improvements to the Alemany, CAL 1-16, Yerba Buena Plaza East, CAL 1-18(2), and 345 Hermann Street, CAL 1-30A developments.

3. That upon approval of the application for funding by the Department of Housing and Urban Development, the Executive Director be and the same hereby is authorized to take all necessary steps to implement the approved program.

4. That this Resolution becomes effective immediately.

APPROVED AS TO FORM:

_____
GERALDINE CHAVIS
LEGAL COUNSEL

_____
DATE

Commissioner Westbrook moved to adopt Resolution No. 3040 and Commissioner Brooks seconded the motion. Resolution No. 3040 was UNANIMOUSLY ADOPTED.

RESOLUTION NO. 3041
DATE ADOPTED 8-13-87

RESOLUTION APPROVING THE 1988 COMMUNITY DEVELOPMENT PROGRAM FOR THE SAN FRANCISCO HOUSING AUTHORITY AND AUTHORIZING SUBMITTING THIS 1988 PROGRAM TO THE MAYOR'S OFFICE OF COMMUNITY DEVELOPMENT

* *

WHEREAS, the Community Development Program for San Francisco contains a program activity entitled "Rehabilitation of Public Housing"; and

WHEREAS, the San Francisco Housing Authority has applied for funds since the inception of the Community Development Program for the Rehabilitation of its existing housing stock; and

WHEREAS, the Community Development Program allocations have been successfully utilized in improving the San Francisco Housing Projects:

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. That the attached summary of the 1988 Community Development Program is hereby approved.

2. That the Executive Director of this Authority be, and he is hereby authorized to forward said program in as many counterparts as may be required together with certified copies of this resolution to the Mayor's Office of Community Development.

3. Furthermore, that the Executive Director of this Authority be and he is hereby directed to do all things necessary and proper to pursue the implementation of the 1988 Community Development Program.

APPROVED AS TO FORM:

_____
GERALDINE CHAVIS
LEGAL COUNSEL

_____
DATE

Ms. Ivy Lui, Secretary of the Ping Yuen Residents Improvement Association and speaking on behalf of the Ping Yuen residents in attendance at the meeting, requested and received, assurance from the Commission, that the bathrooms in the Ping Yuen North Development be given first priority when the Community Development funding has been granted.

Mr. Clay requested that the 1988 Community Development program be amended to delete the request for a kitchen ventilation system since installation of a ventilation system would not be feasible due to the layout of the kitchens in Ping Yuen.

Commissioner Westbrook moved to amend the 1988 Community Development Program and Commissioner Brooks seconded the motion. Amendment of the 1988 Community Development program was UNANIMOUSLY APPROVED.

Commissioner Westbrook moved to adopt Resolution No. 3041 as amended and Commissioner Brooks seconded the motion. Resolution No. 3041 was UNANIMOUSLY ADOPTED.

RESOLUTION NO. 3042
DATE ADOPTED 8-13-87

RESOLUTION AUTHORIZING AWARD OF CONTRACT FOR THE REPLACEMENT OF ROOF COVERINGS AT 345 ARGUELLO BOULEVARD, CAL 1-29 AND RESCINDING RESOLUTION NO. 3010

****

WHEREAS, on May 22, 1987, the San Francisco Housing Authority Commission adopted Resolution No. 3010, awarding said Roof renovation job to the low bidder, Dial One Precision Roofing System Inc.; and

WHEREAS, the bid was contested and the time to resolve this legality, coupled with the resignation of the contract administrator, went beyond the bid holding period, the low bidder withdrew his bid; and

WHEREAS, the next lowest responsible bidder is able to hold his bid price, which is within the established budget.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. That Resolution No. 3010, is hereby rescinded;

2. That a contract for the work be awarded to Redwood Roofing in the amount of $58,512;

3. That the Executive Director/Secretary is authorized and director to execute a contract with Redwood Roofing; and

4. That his Resolution becomes effective immediately.

APPROVED AS TO FORM:

_____
GERALDINE CHAVIS
Legal Counsel

_____
Date

Commissioner Brooks moved to adopt Resolution No. 3042 and Commissioner Westbrook seconded the motion. Resolution No. 3042 was UNANIMOUSLY ADOPTED.

RESOLUTION NO. 3043
DATE ADOPTED 8-13-87

RESOLUTION FOR APPROVAL OF CHANGE ORDER G-15 TO THE CONSTRUCTION CONTRACT FOR WATER SYSTEM REPLACEMENT AT SUNNYDALE, CAL 1-3

****

WHEREAS, the Housing Authority of the City and County of San Francisco, hereafter called "the Authority", entered in a construction contract with E. Mitchell, Inc. for the construction of the Water System Replacement project at CAL 1-3, Sunnydale on July 27th, 1984; and

WHEREAS, the Authority wishes to add the scope of work described by Change Order No. 15 to this contract; and

WHEREAS, funds in the amount of said change order are available in CIAP Budget CA-1-910.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. Change Order No. 15 in the amount of $12,900.00 is approved.

2. The Executive Director is authorized to execute said Change Order.

3. This Resolution is effective immediately upon approval by DHUD.

APPROVED AS TO FORM:

_____
GERALDINE CHAVIS
Legal Counsel

_____
Date

R3/pc-87

Commissioner Brooks moved to adopt Resolution No. 3043 and Commissioner San Jule seconded the motion. Resolution No. 3043 was UNANIMOUSLY ADOPTED.

RESOLUTION NO. 3044
DATE ADOPTED 8-13-87

RESOLUTION AUTHORIZING AWARD OF CONTRUCTION CONTRACT FOR CAL 1-3, SUNNYDALE ELECTRICAL SYSTEM UPGRADE

****

WHEREAS, on July 6, 1987 this Authority advertised for bids for Sunnydale, CAL 1-3, to upgrade the electrical system at that project; and

WHEREAS, on August 6, 1987 the following bids were received and publicly opened and read aloud:

Bidder	Bid Amount
1. W. F. Anderson Electric Co.	$1,283,076
2. Abbett Electric Corporation	$1,238,000

WHEREAS, the Authority staff has evaluated the low bid and found the bid to be in compliance with all requirements of the bid proposal; and

WHEREAS, HUD has agreed to provide sufficient funding from the CA-1-910 Comprehensive Improvement Assistance Program allocation to complete this work; and

WHEREAS, HUD approval is required before a formal contract can be executed.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. That Executive Director/Secretary is authorized and directed to execute a contract with Abbett Electric Corporation on behalf of this Authority for this work.

2. That this contract amount, including a 1.6% construction contingency, shall not exceed $1,257,808.

$1,238,000 (Bid Amount) + $19,808 (1.5% Contingency =$1,257,808

3. That this contract award is contingent upon HUD approval.

APPROVED AS TO FORM:

_____
GERALDINE CHAVIS
LEGAL COUNSEL

_____
DATE:

Commissioner Westbrook moved to adopt Resolution No. 3044 and Commissioner Brooks seconded the motion. Resoloution No. 3044 was UNANIMOULSY ADOPTED.

RESOLUTION NO. 3045
DATE ADOPTED 8-13-87

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A CONTRACT BETWEEN THE SAN FRANCISCO HOUSING AUTHORITY AND ED2 INTERNATIONAL AND COMMUNITY DESIGN COLLABORATIVE FOR REQUIRED CONSULTING FOR THE PREPARTION OF BID DOCUMENTS AND FOR CONSTRUCTION SUPPORT FOR THE CONSTRUCTION OF 203 NEW APARTMENTS AT CAL 1-43

****

WHEREAS, the Department of Housing and Urban Development and the City and County of San Francisco have provided funds to construct 203 new apartments on the site of the Yerba Buena Plaza West Development; and

WHEREAS, the architectural firms of ED2 International and Community Design Collaborative have been selected to provide required architectural support for this effort; and

WHEREAS, the schematic design of this new development has been completed and approved, and the architects are now required to prepare bid documents and to provide support to the Authority during the construciton phase; and

WHEREAS, these two firms have agreed to provide the required consulting services for a fee of $403,500; and

WHEREAS, Authority staff has reviewed this fee amount and believes it to be fair and reasonable for the work required; and

WHEREAS, HUD and the City of San Francisco has provided funds for such consulting in the Development Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. That the Executive Director be and he is authorized to amend the existing agreement with ED2 International and Community Design Collaborative, to provide required architectural services, including the preparation of bid documents and provide support to the Authority during the construction phase for the construction of 203 new apartments at Yerba Buena Plaza West for a fee of $403,500.

2. That this Resolution becomes effective immediately.

APPROVED AS TO FORM:

GERALDINE CHAVIS
LEGAL COUNSEL

DATE

Commissioner Brooks moved to adopt Resolution No. 3045 and and Commissioner Chuck seconded the motion. Resolution No. 3045 was UNANIMOUSLY ADOPTED.

RESOLUTION NO. 3046
DATE ADOPTED: 8-13-87
****

RESOLUTION AUTHORIZING AWARD OF CONTRACT FOR A LICENSED LAND SURVEYOR FOR PROJECT CAL 1-43, YERBA BUENA PLAZA

****

WHEREAS, on July 15, 1987, this Authority requested proposals for the survey of housing complex property, CAL 1-1612, Yerba Buena Plaza West located on two separate sites. One site is bounded by Fillmore, Divisadero, Eddy and Scott Streets; and, the second site on Fillmore, Scott, Eddy and Pierce Streets. This survey will provide the Authority with Property Line Maps, Topographic Map, Utility Map and legal descriptions.

WHEREAS, on July 23, 1987, the following proposals were received:

	Company	Amount
1.	Samuel Kushner	$ 5,880.00
2.	Greiner Engineering of California, Inc.	$12,000.00
3.	Tronoff Associates	No Proposal

WHEREAS, the Authority staff has evaluated the low bidder and found the bid to be in compliance with all requirements of the bid proposal; and

WHEREAS, HUD has agreed to provide sufficient funding from the CA-1-106 development budget allocations to complete this work.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. That the Executive Director/Secretary is authorized and directed to execute a contract with Samuel Kushner on behalf of this Authority to perform surveying services for a total cost of $5,880.00.

2. That this Resolution becomes effective immediately.

APPROVED AS TO FORM:

_____
GERALDINE CHAVIS
LEGAL COUNSEL

_____
DATE

Commissioner Brooks moved to adopt Resolution No. 3046 and Commissioner Miller seconded the motion. Resolution No. 3046 was UNANIMOUSLY ADOPTED

RESOLUTION NO. 3047

DATE ADOPTED 8-13-87

RESOLUTION RATIFYING THE AWARD OF CONTRACT FOR THE GENERAL REPAIR OF FOURTEEN (14) VACANT UNITS AT PLAZA EAST, CAL 1-18(2)

****

WHEREAS, the Authority has been allotted funds by HUD, as part of the Target Project Program (TPP) and DSS Homeless Program for the repair of Authority owned vacant units at Plaza East, CAL 1-18(2); and

WHEREAS, there are Fourteen (14) heavily damaged units at the above referenced sites; and

WHEREAS, the Executive Director has declared that delay in the repair of these vacant units represent a threat to property and therefore is an EMERGENCY; and

WHEREAS, the Authority negotiated a contract in the amount of of $85,000.00 with EUROPEAN HOME DESIGN for the repair of these Fourteen (14) vacant units; and

WHEREAS, Authority staff has evaluated this negotiated price and found it to be in compliance with all requirements; and

WHEREAS, this price is within this funding allocation.

NOW THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized and directed to execute a contract with EUROPEAN HOME DESIGN on behalf of the Authority in the amount of:

$103,062.00

($85,885.00 + 20% contingency)

APPROVED AS TO FORM:

_____

Legal Counsel

_____

Date

Commissioner Brooks moved to adopt Resolution No. 3047 and Commission Chuck seconded the motion. Resolution No. 3047 was UNANIMOUSLY ADOPTED.

RESOLUTION NO. 3048
DATE ADOPTED: 8-13-87
****

RESOLUTION AUTHORIZING AWARD OF CONSTRUCTION CONTRACT FOR CAL 1-19(1), 990 PACIFIC AVENUE, HEATING PLANT REHABILITATION
****

WHEREAS, on July 13, 1987, this Authority advertised for bids for 990 Pacific Avenue, CAL 1-19(1), to rehabilitate the heating plant at that project; and

WHEREAS, on July 29, 1987, the following bids were received and publicly opened and read aloud:

Bidder	Bid Amount
Ayoob and Perry Plumbing Co., Inc.	$85,950
Bay Area Mechanical & Engineering, Inc.	$85,130
Power Engineering & Boiler, Inc.	$50,164

WHEREAS, the Authority staff has evaluated the low bid and found the bid to be in compliance with all requirements of the bid proposal; and

WHEREAS, HUD agreed to provide sufficient funding from the CA-1-910 Comprehensive Improvement Assistance Program allocation to complete this work.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHRITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. That the Executive Director/Secretary is authorized to execute a contract with Power Engineering and Boiler, Inc. on behalf of this Authority for this work.

2. That this contract amount, including a 15% construction contingency, shall not exceed $57,689.

$50,164 (Bid Amount) + $7,525 (15% contingency) = $57,689

APPROVED AS TO FORM:

GERALDINE CHAVIS
Legal Counsel

8/10/87
Date

R1/pc

Commissioner McNamara moved to adopt Resolution No. 3048 and Commissioner San Jule seconded the motion. Resolution No. 3048 was UNAMIOUSLY ADOPTED.

RESOLUTION NO. 3049

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR
TO ENTER INTO AN AGREEMENT WITH PEAT, MARWICK, MAIN & CO., CPA's
TO PROVIDE AUDIT SERVICES

WHEREAS, the Housing Authority of the City and County of San Francisco has entered into an Annual Contributions Contract with the U.S. Department of Housing and Urban Development (HUD) for its Low Rent Housing Program, Contract No. SF-255 and Section 8 Housing Program, Contract No. SF-218; and

WHEREAS, the U.S. Department of Housing and Urban Development requires annual audits of the books and records of any Public Housing Authority receiving such contract funds; and

WHEREAS, the Housing Authority of the City and County of San Francisco has received approval from HUD to undertake a three-year (3) audit covering the period October 1, 1984 through September 30, 1987; and

WHEREAS, the last audit performed for the Housing Authority was for the period of October 1, 1981 through September 30, 1984; and

WHEREAS, on June 16, 1987, the Housing Authority sent several Requests for Audit Proposals (RFP's) to perform the three-year audit ending Septemer 30, 1987 to various Certified Public Accounting firms (CPA's) on record including Big Eight CPA firms; and

WHEREAS, on July 31, 1987, the Housing Authority received the following proposals which were reviewed and evaluated by the staff:

FIRM	ESTIMATED HOURS	ESTIMATED FEE
Izabal, Bernaciak & Co.	2,080	$ 85,000
Kenneth Leventhal & Co.	2,736	185,000
Peat Marwick Main & Co.	2,500	145,000

WHEREAS, after studying the audit proposals, the Housing Authority staff determined the most acceptable of the audit proposals was that of Peat, Marwick, Main & Co.

NOW, THEREFORE, BE IT RESOLVED by the Commissioners of the Housing Authority of the City and County of San Francisco that:

1. A contract for performing an audit of the Housing Authority of the City and County of San Francisco's Low Rent Housing Program, Contract SF-255 and Section 8 Housing Program, Contract SF-618 for the period of October 1, 1984 through September 30, 1987 be awarded to Peat, Marwick, Main & Co., CPA's in an amount not to exceed $145,000 as explained in their audit proposal letter dated July 15, 1987.

2. The Executive Director is hereby authorizd and directed to immediately execute above contract for and in behalf of the Housing Authority of the City and County of San Francisco.

APPROVED AS TO FORM:

_____
GERALDINE CHAVIS, LEGAL COUNSEL

_____
DATE

Reverend Chuck moved to adopt Resolution No. 3049 and Commissioner San Jule seconded the Motion. Resolution No. 3049 passed by a marjority vote with one abstention from Commissioner Miller.

-11-

RESOLUTION NO. 3050
DATE ADOPTED 8-13-87

* *

RESOLUTION AUTHORIZING THE IMPLEMENTATION OF THE PERFORMANCE APPRAISAL SYSTEM AND MERIT SALARY INCREASE PROGRAM FOR ADMINISTRATIVE EMPLOYEES OF THE SAN FRANCISCO HOUSING AUTHORITY

* *

WHEREAS, the San Francisco Housing Authority currently has no formal, objective system for the evaluation of the performance of non-probationary union administrative employees; and

WHEREAS, the San Francisco Housing Authority has, historically, granted automatic annual step increases to union and non-union administrative employees regardless of job performance; and

WHEREAS, the Human Resources Unit of the Administrative Services Division has developed a performance appraisal system and merit salary increase program which encourage the continued professional development of administrative employees, and provide financial incentives for those employees who meet or exceed the established standards; and

WHEREAS, the full implementation of the performance appraisal system, and the establishment and implementation of a merit salary increase program are essential to the development and maintenance of a professional, performance-oriented workforce; and

WHEREAS, the performance appraisal system and merit salary increase program have been reviewed and recommended by the Personnel Committee.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. The practice of granting automatic step increases to administrative employees is hereby abolished.

2. The personnel policies and procedures will be amended to include provisions for the administration of the merit salary increase program, as developed.

3. The Executive Director is authorized to implement the merit salary increase program, as developed, for all administrative employees who are not members of the SEIU Local 790 bargaining unit, effective October 1, 1987.

4. The Executive Director is authorized to meet and confer with SEIU Local 790 regarding the implementation of the performance appraisal system and merit salary increase program, as developed, for all administrative employees who are members of the bargaining unit, and to include provisions relating to the performance appraisal system and merit salary increase program in the Memorandum of Understanding with SEIU Local 790 for Fiscal Year 1988.

5. Should, as a result of the meet and confer process, it become necessary to modify the performance appraisal system and/or merit salary increase program, the Executive Director will obtain the approval of the Commission prior to the inclusion of such modifications in the Memorandum of Understanding with SEIU Local 790 for Fiscal Year 1988.

6. The Personnel Committee of the Commission will, on a quarterly basis, monitor the performance appraisal system and merit salary increase program to ensure their accurate and objective implemetation.

7. This resolution will become effective immediately.

APPROVED AS TO FORM:

_____
GERALDINE CHAVIS
LEGAL COUNSEL

_____
DATE

Commissioner McNamara moved to approve Resolution No. 3050 and Commissioner San Jule seconded the motion. Resolution No. 3050 was UNANIMOUSLY APPROVED.

In reference to Resolution No. 3050, Mr. Clay noted that a question had been raised regarding the legal counsel and legal secretary positions.

Mr. Clay stated that he has requested additional information pertaining to these positions and after review of the information, it may be necessary to go back to the Personnel Committee with alternate recommendations. It was noted that any changes would come before the full Board for approval.

RESOLUTION NO. 3051
DATE ADOPTED 8-13-87

* *

RESOLUTION AUTHORIZING THE IMPLEMENTATION OF THE CLASSIFICATION AND COMPENSATION STRUCTURES FOR ADMINISTRATIVE EMPLOYEES FOR FISCAL YEAR 1988

* *

WHEREAS, Section 307 of the Annual Contribution Contract with the Department of Housing and Urban Development provides, in part, that the San Francisco Housing Authority shall adopt and comply with a statement of personnel policies comparable with pertinent local public practice. Such statement shall cover job titles and classifications, salary and wage rates for employees, etc.; and

WHEREAS, the current practices of the San Francisco Housing Authority relating to the compensation of administrative employees do not fully comply with the requirements established by the Department of Housing and Urban Development; and

WHEREAS, the Human Resources Unit of the Administrative Services Division has developed classification and compensation structures for administrative employees which fully comply with the requirements established by the Department of Housing and Urban Development; and

WHEREAS, the classification and compensation structures have been reviewed and recommended by the Personnel Committee.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. The Executive Director is authorized to implement the classification and compensation structures, as developed, for all administrative employees who are not members of the SEIU Local 790 bargaining unit, effective October 1, 1987.

2. The Executive Director is authorized to meet and confer with SEIU Local 790 regarding the implementation of the classification and compensation structures, as developed, for all administrative employees who are members of the bargaining unit, and to include provisions relating to the classification and compensation structures in the Memorandum of Understanding with SEIU Local 790 for Fiscal Year 1988.

3. Should, as a result of the meet and confer process, it become necessary to modify the classification and/or compensation structure, the Executive Director will obtain the approval of the Commission prior to the inclusion of such modifications in the Memorandum of Understanding with SEIU Local 790 for Fiscal Year 1988.

4. This resolution will become effective immediately.

APPROVED AS TO FORM:

_____
GERALDINE CHAVIS, LEGAL COUNSEL

_____
DATE

Commissioner McNamara moved to approve Resolution No. 3051 and Commissioner Westbrook seconded the motion. Resolution No. 3051 was UNANIMOUSLY ADOPTED.

RESOLUTION NO. 3052

RESOLUTION APPROVING AMENDMENT NO. 13
TO SECTION 8 ANNUAL CONTRIBUTIONS CONTRACT NO. SF-618
AND AUTHORIZING ITS EXECUTION

The Housing Authority of the City and County of San Francisco (herein called the "PHA" entered into a Section 8 Annual Contributions Contract on December 23, 1975 (as amended) with the United States of America (herein called the "Government").

It is deemed advisable by the PHA and the Government to amend the Section 8 Annual Contributions Contract in the particulars indicated in such Amendment.

BE IT RESOLVED BY THE PHA, AS FOLLOWS:

1. The Amendment to the Annual Contributions Contract is hereby approved and accepted. The President or _____ is hereby authorized and directed to execute three counterparts of the Amendment on behalf of the PHA, and the Secretary is hereby authorized to impress and attest the official seal of the PHA on each such counterpart and to forward such executed counterparts, or any of them, to the Government together with such other documents evidencing the approval and authorizing the execution thereof as may be required by the Government.

2. This resolution shall take effect immediately.

Reverend Chuck moved to approve Resolution No. 3052 and Commissioner San Jule seconded the motion. Resolution No. 3052 was UNANIMOUSLY ADOPTED.

RESOLUTION NO. 3053
DATE ADOPTED 8/13/87

RESOLUTION AUTHORIZING THE ACCEPTANCE OF FUNDS FROM THE MAYOR'S OFFICE OF CRIMINAL JUSTICE AND EXTENDING CONTRACT WITH WESTERN SERVICES

WHEREAS, The Mayor's Office of Criminal Justice has provided funds for security services for the Rosa Parks Development; and

WHEREAS, the present contract for services will expire on September 30, 1987; and

WHEREAS, the Mayor's ;Office is prepared to provide additional funds to continue security services; and

WHEREAS, Western Services has provided security services at Rosa Parks since 1985; and

WHEREAS, Western Services is prepared to continue these services at no increase in price;

NOW, THEREFORE, BE IT RESOLVED by the Commissioners of the Housing Authority of the City and County of San Francisco that:

1. That the Executive Director/Secretary is authorized to accept a grant from the Mayor's Office on Criminal Justice to provide security services for Rosa Parks..

2. That the Executive Director is authorized to extend the contract with Western Services for said services.

3. That this resolution becomes effective immediately.

APPROVED AS TO FORM:

_____
GERALDINE CHAVIS
Legal Counsel

DATE: _____

Commissioner Westbrook moved to approve Resolution No. 3053 and Commissioner San Jule seconded the motion. Resolution No. 3053 was UNANIMOUSLY ADOPTED.

VISITORS: In response to a query from Ms. Jan Allen, Clementina Towers, regarding security being provided for the Rosa Parks Development and not other senior developments, Mr. Clay advised Ms. Allen that the funding was made possible by the Mayor's Office of Community Development. He stated that the necessary forms to make specific requests could be picked up from the Mayor's Office of Community Development or from Mr. Evert Heynneman's office at the Authority's 440 Turk Street building.

It was also noted that letters had been previously mailed to all tenant organizations advising them that the 1988 Community Development was coming up and that specific requests should be submitted in writing.

Ms. Roxie McCormick, Sunnydale Development, spoke on the parking problem at Sunnydale. She said there are so many cars in the area that residents have to park several blocks away from their apartments. Considerable discussion ensued on this subject.

Ms. Sherry Davis, Bernal Development, requested assistance in transferring to a larger unit. Ms. Davis was referred to Mr. Tom Gholson, Director of Housing Manager.

Ms. Eva Mae Williams, Plaza Development, spoke on keys and the intercom system to the newly installed gates which close off one wing entrance to the complex.

Ms. Jewel Green, Hunters View Development, spoke about the need to tow abandoned cars from the area. She said lights are being constantly shot out. She also stated that there is a slow response on calls made to the San Francisco Police Department.

In response to the concerns of the residents of Clementina who were in attendance at the meeting regarding the security at Clementina, Mr. Clay stated that he and Manager, Ms. Kathy Wong, will meet with the residents and take whatever measures are needed to ensure security at Clementina.

ADJOURNMENT:

There being no further business to come before the Commission, the meeting of August 13, 1987 was adjourned at 5:40 p.m. Following the regular Commission meeting, the Commission went into Executive Session.

_____
JAMES G. RUSSELL, JR.,
PRESIDENT

_____
JAMES E. CLAY
SECRETARY/EXECUTIVE DIRECTOR

F
65
4
27/87
OCEL

SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

DOCUMENTS DEPT.
AUG 25 1987
SAN FRANCISCO
PUBLIC LIBRARY

August 24, 1987

PUBLIC NOTICE

RE: Cancellation of Commission Meeting of
August 27, 1987

Due to lack of a quorum, the regularly scheduled meeting of the Commission of the Housing Authority of the City and County of San Francisco to have been held on Thursday, August 27, 1987 has been cancelled.

Should a special meeting of the Commission be called to discuss all pending matters, public notice will be given of the date of such special meeting.

James E. Clay
Secretary/Executive Director

JEC:gb

GF
65
4
10/87

SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

DOCUMENTS DEPT.
SEP 11 1987
SAN FRANCISCO
PUBLIC LIBRARY

SEPTEMBER 8, 1987

PUBLIC NOTICE

THE REGULARLY SCHEDULED MEETING OF THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO WILL BE HELD AT 4:00 P.M., THURSDAY, SEPTEMBER 10, 1987 IN THE COMMISSION ROOM AT 440 TURK STREET, SAN FRANCISCO, CALIFORNIA.

JAMES E. CLAY
Secretary/Executive Director

JEC:gb

SF
465
#1
9/10/87

REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION WILL BE HELD ON THURSDAY, SEPTEMBER 10,1987 4:00 P.M., 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

T E N T A T I V E A G E N D A

* * * * * * * * * * * * * * * * *

1. ROLL CALL:

James G. Fussell, Jr., President
Reverend Harry Chuck, Vice President
Joan M. San Jule, Commissioner
Betty Brooks, Commissioner
Elouise Westbrook, Commissioner
L. Kirk Miller, Commissioner
James McNamara, Commissioner

DOCUMENTS DEPT.
SEP 11 1987
SAN FRANCISCO
PUBLIC LIBRARY

2. VISITORS:

3. APPROVAL OF AGENDA:

4. APPROVAL OF MINUTES:

5. GENERAL COMMUNICATIONS:

6. REPORT OF SECRETARY:

7. COMMITTEE REPORT:

8. REPORT OF COUNSEL:

9. TENANT REPRESENTATIVE REPORT:

10. UNFINISHED BUSINESS:

11. NEW BUSINESS:

(a) Resolution - Authorizing a Settlement of an Action Known as Patricia Taylor vs. Housing Authority of the City and County of San Francisco, a Public Entity, et. al., Civil Action No. 859 082

(b) Resolution - Approving the Implementation of a Formal Investment Policy and Cash Management Procedures

(c) Resolution - Authorizing Travel to NAHRO's 1987 National Convention & Exhibition in New Orleans, Louisiana, from October 18 through October 21, 1987

(d) Resolution - Authorizing the Executive Director to Travel to Burlington, Vermont, to attend the First Annual Meeting of the Housing Authority Risk Retention Group, September 14-15, 1987

(e) Resolution - Approving Write-off of Vacated Tenant Accounts Receivable

(f) Resolution - Approving Debt Forgiveness Amendment to Consolidated Annual Contributions Contract No. SF-255 and Authorizing its Execution

(g) Resolution - Authorizing the Execution of an Agreement between the San Francisco Housing Authority and the California Energy Investment Corporation for the Removal and Reinstallation of Solar Equipment at Hayes Valley, Cal. 1-18(7), to Allow for Roof Covering Replacement

(h) Resolution - Authorizing the Execution of a Contract between the San Francisco Housing Authority and Tectonics for Required Architectural Services for the Rehabilitation of 345 Hermann Street, Cal. 1-30

(i) Resolution - Authorizing Award of a Contract for Security Improvements at Project Cal 1-18(2), Yerba Buena Plaza East

(j) Resolution - Authorizing Award of Contract for the Replacement of Doors and Frames for Electric Meter Cabinets, Telephone Terminal Cabinets and Janitor Closets at Both Highrise Buildings and at 1250 Eddy Street Complex at Project Cal 1-18(2), Yerba Buena Plaza East

(k) Resolution - Authorizing Award of Contract for the Replacement of Smoke Tower and Vestibule Fire Doors and 3-Story Roof Doors at Project Cal 1-18(2) Yerba Buena Plaza East

(l) Resolution - Authorizing Award of Contract for the Cal 1-18(6), Ping Yuen North Heating Plan Rehabilitation

12. ADJOURNMENT:

James E. Clay

JAMES E. CLAY
Secretary/Executive Director

SF
H65
#3
9/10/87

Minutes

HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Regular Meeting Held:
Thursday, September 10, 1987

440 Turk Street
San Francisco, CA

The Housing Authority of the City and County of San Francisco met in regular session at 440 Turk Street, San Francisco, California on Thursday, September 10, 1987 at 4:00 p.m.

1. ROLL CALL:

The meeting was called to order by President Fussell at 4:00 p.m.

Roll Call found the following members to be:

PRESENT: James G. Fussell, Jr., President
Reverend Harry Chuck, Vice President
Joan San Jule, Commissioner
Betty Brooks, Commissioner
L. Kirk Miller, Commissioner
James McNamara, Commissioner

DOCUMENTS DEPT.
SEP 24 1987
SAN FRANCISCO
PUBLIC LIBRARY

ABSENT: Elouise Westbrook, Commissioner

A quorum was present.

ALSO PRESENT: James E. Clay, Executive Director
Geraldine Chavis, Legal Counsel

2. VISITORS:

Eva Mae Williams, Plaza East and Plaza West
Dorinda Jones, Plaza East
Mary McAlister, Senior Citizens Citywide Council
Sylvia Davis, North Beach
Mary Jo Smith
Linda Williams, Plaza EAst
Christine Neal, Alice Griffith
Olivia Dildy, Holly Courts
Jewel Green, Hunters View

3. APPROVAL OF AGENDA:

Mr. Clay requested the deletion of item (e) under new business. Commissioner Brooks moved to approve the agenda of September 10, 1987, as amended, and Commissioner Westbrook seconded the motion. The agenda of September 10, 1987 was UNANIMOUSLY APPROVED.

4. APPROVAL OF MINUTES:

Commissioner Brooks moved to approve the minutes of August 27, 1987 and Vice President Chuck seconded the motion. The minutes of August 27, 1987 were UNANIMOUSLY APPROVED.

5. GENERAL COMMUNICATIONS:

Mr. Clay reported that the Finance Committee of the Board of Supervisors had a hearing yesterday, September 9, on the request from the Mayor's Office of Criminal Justice for $90,000 for security at Rosa Parks.

6. REPORT OF SECRETARY:

The Report of Secretary has been submitted in written form.

7. COMMITTEE REPORT:

There will be a Finance Committee meeting on September 18 at 3:30; and a Site and Design Committee meeting is scheduled for September 22.

8. REPORT OF COUNSEL:

The Report of Counsel has been submitted in written form.

Counsel Geraldine Chavis also gave a brief update on the Ocasio case. The fire code cases are set for September 17.

9. TENANT REPRESENTATIVE REPORT:

Sylvia Davis, Secretary of PHTA, read and submitted the Report of PHTA Activities.

A lengthy discussion followed regarding access to the community room at Holly Courts by Ms. Dildy, the president of the tenant association. It was felt by several residents that Ms. Dildy should be issued a key as several tenant association presidents had keys to their community rooms. Mr. Clay reassured Ms. Dildy that she would be able to use the community room whenever she needed it and if there were problems, it would be worked out with the Property Manager and Mr. Gholson, Director of Housing Management.

PHTA is requesting that appointed members of PHTA be allowed to attend the National Tenants Organization Conference, October 8-12, in New Orleans, Louisiana.

10. UNFINISHED BUSINESS:

None

11. NEW BUSINESS:

(a) RESOLUTION NO. 3054

RESOLUTION AUTHORIZING A SETTLEMENT OF AN ACTION KNOWN AS PATRICIA TAYLOR VS. HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO, A PUBLIC ENTITY, ET AL., CIVIL ACTION NO. 859 082

* *

WHEREAS, there is presently pending in the Superior Court of the State of California, City and County of San Francisco, an action which is known as Patricia Taylor vs. Housing Authority of the City and County of San Francisco, et al., Action No. 859-082; and

WHEREAS, to avoid further protracted litigation and to facilitate the resolution of the matters in controversy the plaintiff in the action, Patricia Taylor (Plaintiff), and the defendants, the San Francisco Housing Authority, a public entity, et al. (Defendants), have proposed a settlement agreement; and

WHEREAS, it is recognized that it would cost the San Francisco Housing Authority a substantial sum of money and amount of staff time to continue the defense of this litigation through trial; and

WHEREAS, substantial legal fees and staff time could be saved by entering into a Stipulation for Entry of Judgment and Settlement Agreement; and

WHEREAS, representatives of the San Francisco Housing Authority have negotiated in good faith a Settlement Agreement with Plaintiff which amounts to a fair and reasonable resolution of the issues of the lawsuit; and

WHEREAS, by entering into the Settlement Agreement, Defendants would in no way admit that any of the claims of the lawsuit are valid and would specifically declare that said Settlement Agreement is not to be construed as an admission of any liability, wrongdoing or failure on the part of any Defendant;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

The Board of Commissioners of the San Francisco Housing Authority hereby authorizes James E. Clay, Executive Director, and its attorneys, to enter into a Settlement Agreement with Plaintiff in San Francisco Superior Court Action No. 859-082 in an amount not to exceed $8,000.00.

APPROVED AS TO FORM:

_____

Geraldine L. Chavis, Legal Counsel

Date: _____

Commissioner Brooks moved to adopt Resolution No. 3054 and Commissioner San Jule seconded the motion. Resolution No. 3054 was UNANIMOUSLY ADOPTED.

(b) RESOLUTION NO. 3055

RESOLUTION APPROVING THE IMPLEMENTATION OF A FORMAL INVESTMENT POLICY AND CASH MANAGEMENT PROCEDURE

* * * * * * * * * * * * * * * * * * * *

WHEREAS, the Department of Housing and Urban Development (HUD) requires that the Housing Authority of the City and County of San Francisco (PHA) adopt a formal Investment Policy and Cash Management Procedure consistent with Chapter 4, Section 1 of HUD Handbook No. 7475.1; and

WHEREAS, the accounting firm of Touche Ross & Co., CPAs, reiterated and confirmed the necessity of developing said policy as emphasized in their Letter of Recommendation for the 1984 year-end audit of the Authority's books of accounts; and

WHEREAS, the Authority administratively requires approved guidelines in undertaking its various investment activities; and

WHEREAS, the Authority wants to maximize cash available for investment and optimize investment revenues without affecting the quality of services it renders to the public;

NOW, THEREFORE, BE IT RESOLVED by the Commissioners of the Housing Authority of the City and County of San Francisco that:

1. The attached Investment Policy and Cash Management Procedure is hereby accepted and approved for implementation.

2. The Executive Director is authorized and directed to appoint a suitable Finance staff person as "Cash Manager" to be responsible for the daily operations relative to cash management program.

3. This resolution shall take effect immediately.

APPROVED AS TO FORM:

_____
GERALDINE CHAVIS
Legal Counsel

DATE: _____

Vice President Chuck moved to adopt Resolution No. 3055 and Commissioner Miller seconded the motion. Resolution No. 3055 was UNANIMOUSLY ADOPTED.

(c) RESOLUTION NO. 3056

RESOLUTION AUTHORIZING TRAVEL TO NAHRO'S NATIONAL CONVENTION & EXHIBITION IN NEW ORLEANS, LOUISIANA, FROM OCTOBER 18 THROUGH OCTOBER 21, 1987

* *

WHEREAS, the National Association of Housing and Redevelopment Officials (NAHRO) is holding its National Convention in New Orleans, Louisiana, October 18 - October 21, 1987; and

WHEREAS, the San Francisco Housing Authority is a member of NAHRO; and

WHEREAS, the workshops will deal in matters of interest and relevancy to the programs of the San Francisco Housing Authority; and

WHEREAS, this Authority deems that attendance by Commissioner Elouise Westbrook at NAHRO's National Convention is important and essential to the Authority's conduct of its low-rent housing programs;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. Commissioner Elouise Westbrook is authorized to travel to New Orleans, Louisiana, October 18 - October 21, 1987 for the purpose of attending the aforementioned National Convention and other special events.

2. Travel is to be in conformance with the rules and regulations of the travel policy of this Authority.

3. This Resolution shall become effective immediatley.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis, Legal Counsel

Date: _____

Commissioner Brooks moved to adopt Resolution No. 3056 and Commissioner San Jule seconded the motion. Resolution No. 3056 was UNANIMOUSLY ADOPTED.

(d) RESOLUTION NO. 3057

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO TRAVEL TO BURLINGTON, VERMONT, TO ATTEND THE FIRST ANNUAL MEETING OF THE HOUSING AUTHORITY RISK RETENTION GROUP, SEPTEMBER 14-15, 1987

* *

WHEREAS, the Housing Authority Risk Retention Group (HARRG) is scheduled to hold its first annual meeting in Burlington, Vermont, September 14-15, 1987; and

WHEREAS, the San Francisco Housing Authority is a member of the Housing Authority Risk Retention Group; and

WHEREAS, Mr. James E. Clay, Executive Director, is a member of its Executive Committee; and

WHEREAS, all expenses pertaining to this travel will be paid by the Housing Authority Risk Retention Group; and

WHEREAS, it is deemed to be in the best interest of the Authority that the Executive Director attend this meeting;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director, James E. Clay, is hereby authorized to travel to Burlington, Vermont, to attend the Executive Committee Meeting of the Housing Authority Risk Retention Group to be held on September 14-15, 1987.

2. Travel be in conformance with the Travel Policy of this Authority.

APPROVED AS TO FORM:

_____

Geraldine L. Chavis, Legal Counsel

Date: _____

Vice President Chuck moved to adopt Resolution No. 3057 and Commissioner Miller seconded the motion. Resolution No. 3057 was UNANIMOUSLY ADOPTED.

(e) RESOLUTION NO. 3058

RESOLUTION APPROVING DEBT FORGIVENESS AMENDMENT TO CONSOLIDATED ANNUAL CONTRIBUTIONS CONTRACT NO. SF-255 AND AUTHORIZING ITS EXECUTION

* *

The Housing Authority of the City and County of San Francisco (herein called the "Local Authority") entered into a Consolidated Annual Contributions Contract on August 27, 1964 (as amended), with the United States of America (herein called the "Government").

It is deemed advisable by the Local Authority and the Government to amend the Consolidated Annual Contributions Contract in the particulars indicated in such Amendment.

BE IT RESOLVED BY THE LOCAL AUTHORITY, AS FOLLOWS:

1. The Amendment to the Annual Contributions Contract is hereby approved and accepted. The President or Vice President is hereby authorized and directed to execute seven counterparts of the Amendment on behalf of the Local Authority, and the Secretary is hereby authorized to impress and attest the official seal of the Local Authority on each such counterpart and to forward such executed counterparts, or any of them, to the Government together with such other documents evidencing the approval and authorizing the execution thereof as may be required by the Government.

2. This Resolution shall take effect immediately.

Vice President Chuck moved to adopt Resolution No. 3058 and Commissioner Miller seconded the motion. Resolution No. 3058 was UNANIMOUSLY ADOPTED.

(f) RESOLUTION NO. 3059

RESOLUTION AUTHORIZING THE EXECUTION OF AN AGREEMENT BETWEEN THE SAN FRANCISCO HOUSING AUTHORITY AND THE CALIFORNIA ENERGY INVESTMENT CORPORATION FOR THE REMOVAL AND REINSTALLATION OF SOLAR EQUIPMENT AT HAYES VALLEY, CAL 1-18(7), TO ALLOW FOR ROOF COVERING REPLACEMENT

****

WHEREAS, the Authority has a Micro-Utility Agreement with the California Energy Investment Corporation, C.E.I.C., allowing the installation of C.E.I.C. solar equipment on the roofs at Hayes Valley, CAL 1-18(7), so that the energy produced can be sold to the Authority at a discount rate; and

WHEREAS, the roof coverings at Hayes Valley are in poor condition and are in need of replacement; and

WHEREAS, the C.E.I.C. owned solar equipment must be temporarily removed to allow for the reroofing work; and

WHEREAS, the C.E.I.C. has agreed to remove and reinstall this equipment in cooperation with the roofing contractor, for a cost not to exceed $37,760; and

WHEREAS, HUD has provided funding for this work in the CA 1-912, Comprehensive Improvement Assistance Program Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. That the Secretary/Executive Director is authorized and directed to execute a contract with C.E.I.C. to remove and reinstall solar equipment at Hayes Valley, CAL 1-18(7), for a price not to exceed $37,760.

2. That this Resolution becomes effective immediately.

APPROVED AS TO FORM:

GERALDINE CHAVIS
Legal Counsel

9/4/87
Date

r2/pc-87

Commissioner San Jule moved to adopt Resolution No. 3059 and Commissioner Brooks seconded the motion. Resolution No. 3059 was UNANIMOUSLY ADOPTED.

(g) RESOLUTION NO. 3060

RESOLUTION AUTHORIZING THE EXECUTION OF A CONTRACT BETWEEN THE SAN FRANCISCO HOUSING AUTHORITY AND TECTONICS FOR REQUIRED ARCHITECTURAL SERVICES FOR THE REHABILITATION OF 345 HERMANN STREET, CAL 1-30

****

WHEREAS, the 345 Hermann Street development has serious problems, including water damage, general deterioration and chronic elevator malfunctions; and

WHEREAS, the Department of Housing and Urban Development will allocate funds for the rehabilitation of this complex in the Authority's 1987 Comprehensive Improvement Assistance Program Budget; and

WHEREAS, an architectural team is required to assist the Authority staff in the design and development of rehabilitation construction documents and construction support for this work; and

WHEREAS, Tectonics has agreed to provide the required consulting services for a fee of $49,453.00; and

WHEREAS, HUD will provide funds for such consulting in the 1987 C.I.A.P. Budget and that a formal contract cannot be executed until these funds are formally allocated.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. That the Secretary/Executive Director be and he is authorized to execute an agreement with Tectonics to provide required consulting for the rehabilitation of 345 Hermann Street for a fee of $49,453.00.

2. That this Resolution is contingent upon HUD providing the funding required for this effort.

APPROVED AS TO FORM:

GERALDINE CHAVIS
Legal Counsel

9/4/87
Date

r3/pc-87

Vice President Chuck moved to adopt Resolution No. 3066 and Commissioner Brooks seconded the motion. Resolution No. 3066 was UNANIMOUSLY ADOPTED.

(h) RESOLUTION NO. _____
DATE ADOPTED _____

RESOLUTION AUTHORIZING AWARD OF CONTRACT FOR SECURITY IMPROVEMENTS AT PROJECT CAL 1-18(2), YERBA BUENA PLAZA EAST

****

WHEREAS, on July 2, 1987, this Authority advertised for bids for site security improvements at Yerba Buena Plaza East, CAL 1-18(2), to physically define territorial boundaries and close off ambiguous circulation at that project; and

WHEREAS, on July 14, 1987, the following bids were received and public opened and read aloud:

Bidder	Bid Amount
Garraway and Associates	$175,000.00
PFW Associates	$234,000.00

WHEREAS, the Authority staff has evaluated the low bid and found the bid to be in compliance with all requirements of the bid proposal; and

WHEREAS, the Department of Housing and Urban Development has agreed to provide sufficient funding from the 1987 Comprehensive Improvement Assistance Program to complete this work; and

WHEREAS, a Contract cannot be executed for this work until the funding has been formally allocated HUD.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Secretary/Executive Director authorized and directed to execute a contract with Garraway and Associates on behalf of this Authority for this work for a cost of $175,000.00.

2. The award is contingent upon HUD's approval of the funding for this effort.

APPROVED AS TO FORM:

GERALDINE CHAVIS
Legal Counsel

9/4/87
Date

This item was tabled pending review by the Site and Design Committee.

Adopted 9/10/87

(i) RESOLUTION NO. 3061

RESOLUTION AUTHORIZING AWARD OF CONTRACT FOR THE REPLACEMENT OF DOORS AND FRAMES FOR ELECTRIC METER CABINETS, TELEPHONE TERMINAL CABINETS AND JANITOR CLOSETS AT BOTH HIGHRISE BUILDINGS AND AT 1250 EDDY STREET COMPLEX AT PROJECT CAL 1-18(2), YERBA BUENA PLAZA EAST

****

WHEREAS, on August 17, 1987, this Authority advertised for bids for the Yerba Buena Plaza East housing complex, CAL 1-18(2), to remove existing doors at all Electric Meter Cabinets, Telephone Terminal Cabinets and all Janitor's Closets and to replace them with new steel doors and frames including all related incidental items; and,

WHEREAS, on September 3, 1987, two bids were received and publicly opened and read aloud;

Bidder	Bid Amount
1. Nueva Castilla Company	$ 28,110.00
2. Murcon Construction Company	$ 74,000.00

WHEREAS, the Authority staff has evaluated the low bidder and found the bid to be in compliance with all requirements of the bid proposal; and

WHEREAS, sufficient funding from the Housing Authority's 1987 C.I.A.P. budget has been allocated for this work; and,

WHEREAS, HUD's formal approval of this funding is required before a formal contract can be executed.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. That the Executive Director/Secretary is authorized and directed to execute a contract with Nueva Castilla Company on behalf of this Authority.

2. That this contract award is contingent upon HUD's formal approval of the funding.

APPROVED AS TO FORM:

_____
Legal Counsel

_____
Date

Commissioner Miller moved to adopt Resolution No. 3061 and Vice President Chuck seconded the motion. Resolution No. 3061 was UNANIMOUSLY ADOPTED.

RESOLUTION NO. 3062

(j) DATE ADOPTED: 9/10/87

RESOLUTION AUTHORIZING AWARD OF CONTRACT FOR THE REPLACEMENT OF SMOKE TOWER AND VESTIBULE FIRE DOORS AND 3-STORY ROOF DOORS AT PROJECT CAL 1-18(2), YERBA BUENA PLAZA EAST

****

WHEREAS, on July 29, 1987, this Authority advertised for bids for the Yerba Buena Plaza East housing complex, CAL 1-18(2), to remove all smoke tower doors and vestibule doors in the highrise buildings, and all stairwell roof doors in the three story wing buildings and to replace with new labelled, fire doors including all related incidental items; and,

WHEREAS, on August 13, 1987, only one bid was received and publicly opened and read aloud;

Bidder	Bid Amount
1. Arriba Juntos	$ 99,945.00

WHEREAS, the Authority staff has evaluated the low bidder and found the bid to be in compliance with all requirements of the bid proposal; and

WHEREAS, HUD has agreed to provide sufficient funding from the Comprehensive Improvement Assistance Program CA-1-913 budget to complete this work; and

WHEREAS, HUD approval is required before a formal contract can be executed;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. That the Executive Director/Secretary is authorized and directed to execute a contract with Arriba Juntos, on behalf of this Authority.

2. That this contract award is contingent upon HUD's approval.

APPROVED AS TO FORM:

_____
Legal Counsel

_____
Date

Commissioner Brooks moved to adopt Resolution No. 3062 and Vice President Chuck seconded the motion. Resolution No. 3062 was UNANIMOUSLY ADOPTED.

(k) RESOLUTION NO. 3063

RESOLUTION AUTHORIZING AWARD OF CONTRACT FOR CAL 1-18(6), PING YUEN NORTH HEATING PLANT REHABILITATION

****

WHEREAS, on August 3, 1987, this Authority advertised for bids for Ping Yuen North, CAL 1-18(6), to rehabilitate the heating plant at that project; and

WHEREAS, on August 26, 1987, the following bids were received and publicly opened and read aloud:

Bidder	Bid Amount
Ayoob and Perry Plumbing Co., Inc.	$276,000.00
Bay Area Mechanical & Eng., In.	$229,142.00
E. Mitchell, Inc.	$245,100.00
Hopkins Heating and Cooling, Inc.	$220,000.00

WHEREAS, the Authority staff has evaluated the low bid and found the bid to be in compliance with all requirements of the bid proposal; and

WHEREAS, HUD agreed to provide sufficient funding from the CA-1-910 Comprehensive Improvement Assistance Program allocation to complete this work; and

WHEREAS, the Executive Director has authorized Authority staff to proceed with obtaining the required construction contract documents from Hopkins Heating and Cooling, Inc., prior to Commission approval, due to serious problems of loss of hot water at the property.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. That the Secretary/Executive Director is authorized to execute a contract with Hopkins Heating and Cooling, Inc. on behalf of this Authority for this work.

2. That this contract amount, including a 10% construction contingency, shall not exceed

$220,000 (Bid Amount) + $22,000 (10% contingency) = $242,000

APPROVED AS TO FORM:

_____
GERALDINE CHAVIS
Legal Counsel

_____
Date

r7/pc-87

Vice President Chuck moved to adopt Resolution No. 3063 and Commissioner San Jule seconded the motion. Resolution No. 3063 was UNANIMOUSLY ADOPTED.

VISITORS: The following visitors addressed the Commission regarding their concerns: Sylvia Davis, North Beach; Mary McAllister, Senior Citizens Citywide Council; D. Jones, Plaza East; Eva Mae Williams, Plaza East; Christine Neal, Alice Griffith; Ms. Dildy, Holly Courts and Jewell Green, Hunters View.

12. ADJOURNMENT:

There being no further business to come before the Commission, the meeting of September 10, 1987 was adjourned at 6:05 p.m. Following the regular Commission meeting, the Commission went into Executive Session.

JAMES G. FUSSELL, JR., President

JAMES E. CLAY
Executive Director/Secretary

SF
H65
.4
9/24/87

SAN FRANCISCO HOUSING AUTHORITY
440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

SEPTEMBER 21, 1987

PUBLIC NOTICE

THE REGULARLY SCHEDULED MEETING OF THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO WILL BE HELD AT 4:00 P.M., THURSDAY, SEPTEMBER 24, 1987 IN THE COMMISSION ROOM AT 440 TURK STREET, SAN FRANCISCO, CALIFORNIA.

JAMES E. CLAY
Secretary/Executive Director

JEC:gb

DOCUMENTS DEPT.
SEP 24 1987
SAN FRANCISCO
PUBLIC LIBRARY

SF
H65
#1
9/24/87

REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION WILL BE HELD ON THURSDAY, SEPTEMBER 24, 1987 4:00 P.M., 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

T E N T A T I V E A G E N D A

* * * * * * * * * * * * * * * * *

1. ROLL CALL:

   James G. Fussell, Jr., President
   Reverend Harry Chuck, Vice President
   Joan M. San Jule, Commissioner
   Betty Brooks, Commissioner
   Elouise Westbrook, Commissioner
   L. Kirk Miller, Commissioner
   James McNamara, Commissioner

DOCUMENTS DEPT.
SEP 24 1987
SAN FRANCISCO
PUBLIC LIBRARY

2. VISITORS:

3. APPROVAL OF AGENDA:

4. APPROVAL OF MINUTES:

5. GENERAL COMMUNICATIONS:

6. REPORT OF SECRETARY:

7. COMMITTEE REPORT:

8. REPORT OF COUNSEL:

9. TENANT REPRESENTATIVE REPORT:

10. UNFINISHED BUSINESS:

    (a) Resolution - Authorizing Award of Contract for Security Improvements at Project Cal 1-18(2), Yerba Buena Plaza East

11. NEW BUSINESS:

    (a) Resolution - Authorizing the Executive Director to Travel to New Orleans, Louisiana, October 18-21, 1987 to Attend the 1987 NAHRO National Convention & Exhibition

    (b) Resolution - Approving Operating Budget Revision No. 1 for the Period October 1, 1986 to September 30, 1987 Covering Low Income Projects Under Contract SF-255

    (c) Resolution - Establishing the Wages for San Francisco Housing Authority Craft Personnel

    (d) Resolution - Approving the Execution of Purchase Orders for Equipment and Services for Fiscal Year 1987-88

NEW BUSINESS (cont.)

(e) Resolution - Adopting New Utility Allowance Methodology Procedures and Amounts for both Authority Furnished, Check Metered Utilities and Resident Purchased Utilities at Twenty-Four Housing Authority Developments

(f) Resolution - Authorizing the Execution of an Agreement between the San Francisco Housing Authority and Protective Response Systems to Complete the Installation of an Emergency Call System at Clementina Towers, Cal. 1-21

(g) Resolution - Authorizing the Execution of a Contract for a Transportation Analysis of the Planned Construction of 203 Apartments at Yerba Buena Plaza West, Cal 1-43

(h) Resolution - Approving Write-off of Vacated Tenant Accounts Receivable

(i) Resolution - Authorizing the Award of a Contract for the General Repair of Ten (10) Vacant Units at Hayes Valley, Cal 1-18

(j) Resolution - Authorizing the Award of Contract for the General Repair of Twelve (12) Vacant Units at Sunnydale, Cal 1-3

(k) Resolution - Authorizing the Award of Contract for the General Repair of Nine (9) Vacant Units at Sunnydale, Cal 1-3

(l) Resolution - Ratifying the Award of a Contract for the Repair of Fifteen (15) Vacant Units at Potrero Terrace, Cal 1-2

(m) Resolution - Authorizing the Extension of Contract for Serving of Summons and Complaint

(n) Resolution - Authorizing the Extension of Moving and Storage Contract

12. ADJOURNMENT:

JAMES E. CLAY
Secretary/Executive Director

SF
H65
#3
9/24/87

DOCUMENTS DEPT.
OCT 8 1987
SAN FRANCISCO
PUBLIC LIBRARY

HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Minutes

Regular Meeting Held:
Thursday, September 24, 1987

440 Turk Street
San Francisco, CA

The Housing Authority of the City and County of San Francisco met in regular session at 440 Turk Street, San Francisco, California on Thursday, September 24, 1987 at 4:00 p.m.

1. ROLL CALL:

The meeting was called to order by Vice President Chuck at 4:00 p.m.

Roll Call found the following members to be:

PRESENT: James G. Fussell, Jr., President (Arrived 5:25)
Reverend Harry Chuck, Vice President
Betty Brooks, Commissioner
Elouise Westbrook, Commissioner
L. Kirk Miller, Commissioner
James McNamara, Commissioner

ABSENT: Joan San Jule, Commissioner

A quorum was present.

ALSO PRESENT: James E. Clay, Executive Director
Geraldine Chavis, Legal Counsel

2. VISITORS:

Deborah Marcum, Plaza East
Mary Ann Fields, Plaza East
Eva Mae Williams, Plaza East and Plaza West
Babs, Plaza East
Alice Lynn Racklin, Plaza East
Carmencita L. Giles, Plaza East
Toni Tiger Giles, Plaza East
Gloria Dunn, Plaza East
Gloria J. Bowers, Plaza East
Janie Racklin, Plaza East
Colleen Dennis, Plaza East
Pearl Smith, Plaza East
Esther Herbert, Plaza East
Sylvia Davis, North Beach
Jan Allen, Clementina
Linda Williams, Plaza East
Dorinda Jones, Plaza East
Ernestine Kittrell, Plaza East
Jewell Green, Hunters View

3. APPROVAL OF AGENDA:

Commissioner Westbrook moved to approve the agenda of September 24, 1987 and Commissioner Brooks seconded the motion. The agenda of September 24, 1987 was UNANIMOUSLY APPROVED.

4. APPROVAL OF MINUTES:

Commissioner McNamara moved to approve the minutes of September 10, 1987 and Commissioner Brooks seconded the motion. The minutes of September 10, 1987 were UNANIMOUSLY APPROVED.

5. GENERAL COMMUNICATIONS:

Mr. Clay stated that the Authority has received several communications regarding the 430 Turk Street project which Counsel will review in Executive Session.

6. REPORT OF SECRETARY:

Report of Secretary has been submitted in written form.

7. COMMITTEE REPORT:

Site and Design Committee - Commissioner Miller reported that the Committee met and reviewed the status of four projects: Plaza West, Alemany, Clementina and Plaza East. Linda Williams and a number of other tenants from Plaza East attended the meeting and went over the proposed alterations to the project to improve security. Three issues were addressed: garbage rooms (how to handle oversized garbage); placing offices close to elevators in midrise towers; grills not providing enough security and the possibility of putting up a transparent screen so it will be more vandal resistant. The Committee recommended approval of the resolution for security improvements at Plaza East. The resolution approving a traffic study for Plaza West and the resolution regarding emergency call system at Clementina Towers were both reviewed and recommended for approval by the full Commission.

Finance Committee - Vice President Chuck reported that the Committee met last week in consultation with a representative from HUD office to discuss the present situation at 430 Turk. The Committee made a recommendation to go ahead and begin to move in tenants who were ready to be leased into 430 Turk.

8. REPORT OF COUNSEL:

The Report of Counsel has been submitted in written form.

Counsel Chavis requested that any discussion on the 430-440 Turk Street project be held in Executive Session due to threatened litigation on the project.

9. TENANT REPRESENTATIVE REPORT:

None.

Mr. Clay called attention to the memorandum regarding the request from PHTA to send representatives to the NTO conference in New Orleans. He noted that there was not a recommendation from the Senior Citizens Citywide Council.

Commissioner McNamara moved to add on the agenda under new business, item (o) PHTA request to travel to NTO Conference in New Orleans. Commissioner Brooks seconded the motion. Item (o) was added to the agenda by UNANIMOUS VOTE.

10. UNFINISHED BUSINESS:

(a) RESOLUTION NO. ____

RESOLUTION AUTHORIZING AWARD OF CONTRACT FOR SECURITY IMPROVEMENTS AT PROJECT CAL 1-18(2), YERBA BUEN PLAZA EAST

* *

Commissioner Brooks moved to adopt the above resolution and Commissioner Miller seconded the motion.

Vice President Chuck asked Commissioner Miller as chairman of the Site and Design Committee to provide the Commission with additional information on the review process and tenant input. For further clarification of the plans, Mr. Clay called on Ron Atkielski from the Technical Services Unit. Mr. Atkielski showed the drawings depicting the current structure and the proposed improvements to provide added security to the development. Vice President Chuck called on members of the audience who expressed their concerns regarding the proposed plans.

After a very lengthy exchange Commissioner McNamara moved to table this resolution for two weeks and Commissioner Brooks seconded the motion. The motion was UNANIMOUSLY ADOPTED.

During this time period Linda Williams, as President of the Plaza East Tenants Association, will review the SFHA proposed plans and submit a counter proposal to staff for further review and discussion.

(a)

RESOLUTION NO. 3064

DATE ADOPTED 9/24/87

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO TRAVEL TO NEW ORLEANS, LOUISIANA, OCTOBER 18-21, 1987 TO ATTEND THE 1987 NAHRO NATIONAL CONVENTION AND EXHIBITION

* *

WHEREAS, the National Association of Housing and Redevelopment Officials (NAHRO) is holding its National Convention in New Orleans, Louisiana, October 18-21, 1987; and

WHEREAS, the San Francisco Housing Authority is a member of NAHRO; and

WHEREAS, the Executive Director, James E. Clay, will participate on the panel concerning "Ethics and the Public Trust"; and

WHEREAS, the workshops will deal in matters of interest and relevancy to the programs of the San Francisco Housing Authority; and

WHEREAS, this Authority deems that attendance by the Executive Director, James E. Clay, is important to the Authority's conduct of its low-rent housing programs;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. Executive Director, James E. Clay, is authorized to travel to New Orleans, Louisiana, October 18-21, 1987 for the purpose of attending the aforementioned National Convention.

2. Travel is to be in conformance with the rules and regulations of the travel policy of this Authority.

3. This resolution shall become effective immediately.

APPROVED AS TO FORM:

Geraldine L. Chavis, Legal Counsel

DATED: Sept. 18, 1987

Commissioner Brooks moved to adopt Resolution No. 3064 and Commissioner McNamara seconded the motion. Resolution No. 3064 was UNANIMOUSLY ADOPTED.

(D)

RESOLUTION NO. 3065

RESOLUTION APPROVING OPERATING BUDGET REVISION NO. 1
FOR THE PERIOD OCTOBER 1, 1986 TO SEPTEMBER 30, 1987
COVERING LOW INCOME PROJECTS UNDER CONTRACT SF-255
* *

WHEREAS, on May 22, 1986 the Commission by Resolution No. 2817 adopted the Low Rent Housing Program Operating Budget for the period of October 1, 1986 to September 30, 1987; and

WHEREAS, there is attached hereto and marked Exhibit A, the Budget Revision in summary form for the Low Rent Housing Program operations under Contract SF-255 covering the fiscal operational period October 1, 1986 through September 30, 1987; and

WHEREAS, the Commission has reviewed the aforesaid budget and determines that the proposed expenditures are necessary in the efficient and economical operation of the Housing Authority for the purpose of serving low income families and that the financial plan is reasonable in that it indicates a source of funding adequate to cover all proposed expenditures and that it does not provide for federal funding in excess of that payable under the provisions of the current Performance Funding System regulations and that all proposed rental charge and expenditures will be consistent with provisions of law and Annual Contributions Contract; and

WHEREAS, the San Francisco Housing Authority certifies that it is in compliance with the requirements of Section 9 (b) of the U. S. Housing Act and of Section 960.407 of 24 CFR Part 960 in that the aggregate annual gross rent of families residing in dwelling units for the fiscal year beginning October 1, 1987 will not be less than that amount equal to 30% of the sum of the "Family Income;"

WHEREAS, the San Francisco Housing Authority certifies that it is in compliance with the annual income reexaminations requirements and that rents have been or will be adjusted in accordance with 24 CFR Part 913;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

(1) That the budget marked "Exhibit A" attached hereto is hereby approved for submission to HUD Area Office.

(2) This Resolution is effective immediately.

/Attachment

APPROVED AS TO FORM:

Geraldine Chavis, Legal Counsel

DATE: 9/18/87

Commissioner Brooks moved to adopt Resolution No. 3065 and Commissioner McNamara seconded the motion. Resolution No. 3065 was UNANIMOUSLY ADOPTED.

OMB No. 63-R0808

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
LOW-RENT HOUSING PROGRAM

OPERATING BUDGET

For Fiscal Year Ending September 30 19 87

☐ ORIGINAL ☒ REVISION NO. 1

TYPE OF HUD-ASSISTED PROJECT(S):
- LHA-Owned Rental Housing. XX
- LHA-Leased Housing-Section 23 or 10(c) . . . . . ☐
- LHA-Owned-Homeownership . . . . . ☐
- LHA-Leased-Homeownership. . . . . ☐
- LHA-Conveyed Project-Administrotion Contract. ☐

ME OF LOCAL AUTHORITY:
Housing Authority of the City and County of San Francisco

CONTRACT NO.(S):
SF - 255

PROJECT NO.(S):
CAL 1-1 to CAL 1-39

CALITY:
440 Turk Street
San Francisco, CA 94102

NO. OF D.U.: 6,393

NO. OF UNIT MONTHS OF AVAILABILITY: 76,704

D AREA OFFICE:
50 Golden Gate Ave.
an Francisco, Ca.
94102

HUD REGIONAL OFFICE:
Same

LINE NO.		ACTUALS LAST FISCAL YEAR 19 85 PUM	ESTIMATES OR ACTUALS CURRENT BUDGET YEAR 19 86 PUM	REQUESTED BUDGET ESTIMATES: LHA ESTIMATES PUM	LHA ESTIMATES AMOUNT (To Nearest $10)	HUD MODIFICATION PUM	HUD MODIFICATION AMOUNT (To Nearest $1)
	(1)	(2)	(3)	(4)	(5)	(6)	(7)
	Homebuyers Monthly Payments For:						
	Operoting Expenses						
	Earned Home Payments Account						
	Nonroutine Maintenance Reserve						
	Total Break-Even Amount (Sum of Lines 001, 002, & 003)						
	Excess (or Deficit) in Break-Even Amount						
	Homebuyers Monthly Payments (Contra)						
	OPERATING RECEIPTS:						
	Dwelling Rentals	134.60	154.59	169.13	12,972,950		
	Excess Utilities			.00	-0-		
	Nondwelling Rentals	.27	.29	.34	26,460		
	Total Rental Income	134.87	154.88	169.47	12,999,410		
	Interest on General Fund Investments	2.23	1.84	1.25	96,100		
	Other Operating Receipts	1.25	1.35	1.59	122,090		
	TOTAL OPERATING RECEIPTS EXCLUDING HUD CONTRIB.	138.35	158.07	172.31	13,217,600		
	OPERATING EXPENDITURES:						
	ADMINISTRATION:						
	Solaries	45.54	44.04	45.34	3,477,910		
	Administration Expenses Other Than Solaries	9.42	13.49	15.66	1,201,050		
	Total Administrotion Expenses	54.96	57.33	61.00	4,678,960		
	TENANT SERVICES:						
	Salories	4.00	3.21	1.48	113,360		
	Recreation, Publications and Other Services	.40	.13	.27	21,000		
	Contract Costs - Troining and Other	.24	.34	1.04	80,000		
	Total Tenant Services Expenses	4.64	3.68	2.79	214,360		
	UTILITIES:						
	Labor						
	Utilities	83.30	79.43	83.09	6,373,010		
	Total Utilities Expenses	83.30	79.43	83.09	6,373,010		
	ORDINARY MAINTENANCE AND OPERATION:						
	Labor	42.74	41.73	48.79	3,742,160		
	Materials	9.15	10.39	12.45	955,000		
	Contract Costs	39.26	28.40	32.84	2,519,300		
	Total Ordinary Maintenonce and Operotion Expenses	91.15	80.52	94.08	7,216,460		
	PROTECTIVE SERVICES:						
	Labor	.88	.79		-0-		
	Materials	.03	.00		-0-		
	Contract Costs	.29	.21	.21	16,000		
	Total Protective Services Expenses	1.20	1.00	.21	16,000		
	GENERAL EXPENSES.						
	Insurance	9.72	14.69	12.07	926,000		
	Payments in Lieu of Taxes		.00	.00	-0-		
	Terminal Leave Payments	.21	1.50	.78	60,000		
	Employee Benefit Contributions	32.28	26.46	32.68	2,506,580		
	Collection Losses	2.21	4.40	4.56	350,000		
	Other General Expenses	1.06	.75	.78	60,000		
	Total General Expenses	45.48	47.80	50.87	3,902,580		
	TOTAL ROUTINE EXPENSES	280.73	269.96	292.04	22,401,370		
	RENTS TO OWNERS OF LEASED DWELLINGS						
	TOTAL OPERATING EXPENSES	280.73	269.96	292.04	22,401,370		
	NONROUTINE EXPENDITURES:						
	Extraordinary Maintenance	2.97	2.07	2.61	200,000		
	Replacement of Equipment	.02	.84	1.78	136,390		
	Betterments and Additions	.79	1.54	1.80	137,780		
	Other Nonroutine Expenditures	2.00	(.13)	2.41	185,000		
	TOTAL NONROUTINE EXPENDITURES	5.78	4.32	8.60	659,170		

HUD-52564

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
LOW-RENT HOUSING PROGRAM

OPERATING BUDGET

For Fiscal Year Ending September 30, 1987

☐ ORIGINAL ☒ REVISION NO. 1

NAME OF LOCAL AUTHORITY:
Housing Authority of the City & County of San Francisco

LOCALITY:
440 Turk Street
San Francisco, CA 94102

TRACT NO.(S):
SF-255

JECT NO.(S):
Cal 1-1 to Cal 1-39

E OF HUD-ASSISTED PROJECT(S):
-Owned-Rental Housing ☒ LHA-Leased-Homeownership ☐
-Leased-Section 23 or 10(c) ☐ LHA-Conveyed Project Administration Contract ☐
-Owned-Homeownership ☐

E NO.	(1)	ACTUALS LAST FISCAL YEAR 19 85 PUM (2)	ESTIMATES OR ACTUALS CURRENT BUDGET YEAR 19 86 PUM (3)	REQUESTED BUDGET ESTIMATES: LHA ESTIMATES PUM (4)	LHA ESTIMATES AMOUNT (To Nearest $10) (5)	HUD MODIFICATION PUM (6)	HUD MODIFICATION AMOUNT (To Nearest $1) (7)
	OTHER EXPENDITURES:						
	Prior Year Adjustments	.00	3.05	(2.06)	(158,300)		
	Other Deductions	.00	1.14				
	Total Other Expenditures	3.08	4.19	(2.06)	(158,000)		
	TOTAL OPERATING EXPENDITURES	319.37	278.47	298.58	22,902,240		
	RESIDUAL RECEIPTS (OR DEFICIT) BEFORE HUD CONTRIBUTIONS AND PROVISION FOR OPERATING RESERVE:						
	Basic Annual Contribution (Leased Project)						
	RESIDUAL RECEIPTS (OR DEFICIT) BEFORE OTHER HUD CONTRIBUTIONS AND PROVISION FOR OPERATING RESERVE:	(140.66)	(120.40)	(126.27)			
	OTHER HUD CONTRIBUTIONS						
	Operating Subsidy	148.34	143.12	138.22	10,601,647		
	Special Family Subsidy		1.14				
	H.U.D. Debt Repayment		(.32)	(6.93)	(531,732)		
	Total Other HUD Contributions	148.34	144.26	131.29	10,069,915		
	Residual Receipts (or Deficit) before Reserve	7.68	23.86	5.02	385,275		
	Provision for Operating Reserve	7.68	23.86	5.02	385,275		
	Residual Receipts (or Deficit)						

OPERATING RESERVES FOR A CONTRACT OR PROJECT

Part I – Maximum Operating Reserve – End of Current Budget Year

SECTION A – LHA-OWNED RENTAL HOUSING	
One-half (50%) of Line 600 – Column 5 – Form HUD-52564 for a Contract	$11,200,685
SECTION B – LHA-LEASED HOUSING – SECTION 23 OR 10(C)	$
One-half (50%) of Line 600 – Column 5 – Form HUD-52564 for a Project	
SECTION C – LHA-OWNED OR LEASED HOUSING - HOMEOWNERSHIP	
One-half (50%) of Line 600 – Column 5 – Form HUD-52564 for a Project	
One-third (33-1/3%) of Line 004 – Column 5 – Form HUD-52564 for a Project	
Total (Sum of Lines 03 and 04)	

Part II – Provision for and Estimated or Actual Operating Reserves at Year End

Reserve at End of Previous Fiscal Year – ~~Actual~~ XXXX Estimate	1985	$(5,440,106)
Provision for Reserve – Current Budget Year – Estimated or Actual	1986	1,732,823
Reserve at End of Current Budget Year – Estimated or Actual	1986	(3,707,283)
Provision for Reserve – Requested Budget Year – Estimated	1987	385,275
Reserve at End of Requested Budget Year – Estimated	1987	(3,322,008)

PPROVAL:

James E. Clay - Executive Director
(Name and Title) (Signature) (Date)

FFICE APPROVAL

(Name and Title) (Signature) (Date)

HUD-52722A MODIFIED
January 1981

Form Approved
OMB No. 2502-0125

Form and Instructions modified to comply with revised regulations.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
HOUSING-FEDERAL HOUSING COMMISSIONER
LOW-INCOME HOUSING

PHA-OWNED RENTAL HOUSING PERFORMANCE FUNDING SYSTEM

CALCULATION OF ALLOWABLE UTILITIES EXPENSE LEVEL

PUBLIC HOUSING AGENCY	OLD PROJECT NUMBERS	NEW PROJECT NUMBERS	FISCAL YEAR ENDING	SUBMISSION
Housing Authority of the City & County of San Francisco	Cal 1-1 to Cal 1-39		September 30, 1987 AC CONTRACT NUMBER SF-255	☐ Original ☒ Revision No. 1

LINE NO.	DESCRIPTION	UNIT MONTHS AVAILABLE	SEWERAGE AND WATER CONSUMPTION	ELECTRICITY CONSUMPTION	GAS CONSUMPTION	FUEL (Specify Type)		
						Solar		
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
01	UMA and Actual Consumption for Old Projects for Twelve-Month Period Which Ended on the Date Stated in Regulations	76,704	1,103,859	22,900,991	4,965,874	149,790		
02	UMA and Actual Comsumption for Old Projects for Twelve-Month Period Which Ended One Year Before Date Stated in Regulations	76,704	1,071,639	24,980,439	4,844,563	149,790		
03	UMA and Actual Consumption for Old Projects for Twelve-Month Period Which Ended Two Years Before Date Stated in Regulations	76,704	1,030,655	24,631,797	4,971,528	149,790		
04	Accumulated UMA and Actual Consumption of Old Projects *(Sum of Lines 01, 02 and 03)*	230,112	3,206,153	72,513,227	14,781,965	449,370		
05	Estimated Unit Months Available for Old Projects for Requested Budget Year	76,704						
06	Ratio of Unit Months Available for Old Projects *(Line 05 divided by Line 04 of Column 3)*	0.33333						
07	Estimated UMA and Consumption for Old Projects for Requested Budget Year *(Line 06 times each figure on Line 04)*	76,704	1,068,717	24,171,051	4,927,317	149,790		
08	Estimated UMA and Consumption for New Projects	0	0	0	0	0		
09	Total Estimated UMA and Consumption for Old and New Projects for Requested Budget Year *(07 + 08)*	76,704	1,068,717	24,171,051	4,927,317	149,790		
10	Estimated Cost of Consumption on Line 09 for Requested Budget Year	COSTS	$2,265,679	$1,716,145	$2,315,839	$75,344		
11	Total Estimated Cost for Requested Budget Year *(Sum of all Columns of Line 10)*	$6,373,007						
12	Estimated PUM Cost of Consumption for Requested Budget Year *(Line 11 divided by Line 09, Col 3), (Transfer to HUD-52721A, Line 02)*	83.08572						

REMARKS

Avg. Unit Costs: Water $2.12
Electric 0.07¢
Gas 0.47¢
Solar = 0.50¢

SAN FRANCISCO HOUSING AUTHORITY
CAPITAL EQUIPMENT REQUEST
FY 1986-1987 REVISION

09/01/87

DEPARTMENT/EQUIPMENT DESCRIPTION	Replacement # 7520	Stolen # 7521	New # 7543
Org. 11 - Administrative Services:			
1.) Fleet Vehicles (3)	$25,430		
2.) Utility Vans (6)	$68,330		
3.) Passenger Van	$15,430		
4.) Camera (Human Resources)	$673		
5.) Postage Electronic Scale	$1,877		
6.) Postage Machine	$4,485		
7.) Video VHS Recorder			$390
8.) Video Cart			$336
9.) Tape Recorder			$318
10.) Graphic Plotter			$2,241
11.) Controller			$5,131
12.) Modems			$1,623
13.) CRT Terminals			$9,053
14.) Personal Computer/Printer			$1,675
Org. 20 - Housing Management			
1.) I.B.M Electric Typewriters (8)			$6,230
Org. 42 - Facilities Managment:			
1.) Lawn Mower	$3,470		
2.) Dump Truck	$16,495		
3.) Green Machine			$1,924
4.) Motorola Hand Radio			$7,989
5.) Blue Print Machine			$4,915
6.) Cargo Trac			$3,540
7.) Water Vacuum Cleaner			$740
8.) Personal Computer/Printer			$1,675
TOTALS.....	$136,390	$0	$47,780

****

RECAP:

	Amount
Replacement of Equipment (#7520 & 7521).....	$136,390
Betterment & Additions:	
A. New Equipment (#7543).....	$47,780
B. Z.I.P. Contract Costs (#7444).....	$90,000
TOTALS.....	$274,170

(c) RESOLUTION NO. 3066

RESOLUTION ESTABLISHING THE WAGES FOR
SAN FRANCISCO HOUSING AUTHORITY CRAFT PERSONNEL
****

WHEREAS, The wage rate determinations covering maintenance workers employed by the San Francisco Housing Authority are made in accordance with, and pursuant to Section 12 of the United States Housing Act, as amended, and the Annual Contributions Contract; and

WHEREAS, the schedule of prevailing wage rates was developed from a survey conducted by the Housing and Urban Development Regional Office; and

WHEREAS, the Housing and Urban Development will not provide additional funding based upon wages paid in excess of those contained in this determination; and

WHEREAS, this practice is consistent with National policy to provide operating subsidies at levels that are adequate to maintain decent housing, and employee compensation that is commensurate with the wages paid in the community for comparable work; and

WHEREAS, this determination will become effective on October 1, 1987.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The following total hourly rates will be implemented for the various craft unions consistant with the Housing and Urban Development wage rate determination.

CLASSIFICATION	TOTAL HOURLY RATE
1. Carpenter	$ 27.65
2. Electrician	$ 29.81
3. Glazier	$ 27.65
4. Painter	$ 25.75
5. Plumber	$ 30.10
6. Laborer	$ 20.01
7. Custodian	$ 14.98
8. Handyperson	$ 14.00

2. The Executive Director is hereby authorized to implement the above stated wages, to be effective October 1, 1987 through September 30, 1988.

3. This resolution shall become effective immediately.

APPROVED AS TO FORM:

Geraldine L. Chavis, Counsel

DATED: 9/18/87

Commissioner Westbrook moved to adopt Resolution No. 3066 and Commissioner Brooks seconded the motion. Resolution No. 3066 was UNANIMOUSLY ADOPTED.

(d) RESOLUTION NO. 3067

DATE ADOPTED 9/24/87

****

RESOLUTION AUTHORIZING THE EXECUTION OF PURCHASE ORDERS FOR THE PROVISION OF EQUIPMENT AND SERVICES FOR FISCAL YEAR 1987 - 1988

****

WHEREAS, in order to provide for the efficient administration and operation of the Housing Authority of the City and County of San Francisco, the equipment and services of selected vendors must be secured as follows:

Brenner and Sons - Labor, parts, materials and equipment for the emergency and routine maintenance of lawn equipment;

City and County of San Francisco - Labor, parts, materials and equipment for the emergency, routine and preventive maintenance of fleet vehicles;

City and County of San Francisco - Gasoline and oil for fleet vehicles;

Communications Research - Labor, materials and equipment for the routine and preventive maintenance of hand-held and mobile two-way radios;

General Electric Corporation - Labor, parts, materials and equipment for the emergency, routine and preventive maintenance of Memorex computer printers;

RMRS Systems - Provision of metered postage;

Savin Corporation - Lease of ten (10) Model 7050W copiers;

Sears, Roebuck and Company - Labor, parts, materials and equipment for the emergency and routine maintenance of appliances at the Rosa Parks Seniors Development;

Sorbus Corporation - Labor, parts, materials and equipment for the emergency, routine and preventive maintenance of the IBM System/38 computer and peripheral devices;

Spartan Tool - Labor, materials and equipment for the routine and preventive maintenance of sewer cleaning equipment; and

Xerox Corporation - Labor, parts, materials and equipment for the routine and preventive maintenance of the Xerox Model 8200 copier.

WHEREAS, funding for the services detailed above was approved by the Commission on May 14, 1987, as part of the Authority's operating budget for Fiscal Year 1987 - 1988.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. The Executive Director is authorized to execute purchase orders for the services detailed above in amounts not to exceed the following:

   Brenner and Sons - $6,500.00;

   City and County of San Francisco (Fleet Maintenance) - $65,000.00;

   City and County of San Francisco (Gasoline and Oil) - $60,000.00;

   Communications Research - $9,000.00;

   General Electric Corporation - $8,000.00

   RMRS Systems - $40,000.00;

   Savin Corporation - $26,639.00;

   Sears, Roebuck and Company - $21,549.00;

   Sorbus Corporation - $35,000.00;

   Spartan Tool - $6,000.00; and

   Xerox Corporation - $9,000.00.

2. This resolution will become effective immediately.

APPROVED AS TO FORM:

Geraldine L. Chavis
Legal Counsel

Date

Commissioner McNamara moved to adopt Resolution No. 3067 and Commissioner Miller seconded the motion. Resolution No. 3067 was UNANIMOUSLY ADOPTED.

(e)

RESOLUTION NO. 3068
DATE ADOPTED 9/24/87
****

RESOLUTION ADOPTING NEW UTILITY ALLOWANCE METHODOLOGY PROCEDURES AND AMOUNTS FOR BOTH AUTHORITY FURNISHED, CHECK METERED UTILITIES AND RESIDENT PURCHASED UTILITIES AT TWENTY-FOUR AUTHORITY HOUSING DEVELOPMENTS

CAL 1-1, HOLLY COURTS
CAL 1-2, POTRERO TERRACE
CAL 1-3, SUNNYDALE
CAL 1-5, BERNAL DWELLINGS
CAL 1-8, WESTSIDE COURTS
CAL 1-9, WESTBROOK APARTMENTS
CAL 1-10, POTRERO ANNEX
CAL 1-11, NORTH BEACH
CAL 1-16, ALEMANY
CAL 1-17A, HUNTERS POINT A
CAL 1-18(3), HUNTERS VIEW
CAL 1-18(4), ALICE GRIFFITH
CAL 1-18(5), ROSA PARKS
CAL 1-18(6), PING YUEN NORTH
CAL 1-18(7), HAYES VALLEY
CAL 1-18(10), 255 WOODSIDE
CAL 1-18(13), MISSION DOLORES
CAL 1-19(1), 990 PACIFIC
CAL 1-30, LUNDY LANE AND COLERIDE
CAL 1-33, 275 THRIFT
CAL 1-36, 227 BAY
CAL 1-39, 939 EDDY AND 951 EDDY

****

WHEREAS, the Authority is required by Federal Regulations 24-CFR, Chapter IX, Subpart E, Part 965.470, dated August 7, 1984, to establish and administer a Utility Allowance Program for both Authority purchased utilities which are checked metered and for resident purchased utilities; and

WHEREAS, the Allowances for Authority purchased utilities shall be established to reflect the maximum consumption of utilities which may be used by a dwelling unit without a surcharge for excess consumption against the tenant; and

WHEREAS, the Allowances for resident purchased utilities shall represent fixed dollar amounts which are deducted from the tenants rent to reflect a reasonable cost of those utilities; and

WHEREAS, the Authority did establish Allowances for resident purchased utilities on October 11, 1984, with the adoption of Resolution No. 2620; and

WHEREAS, the Authority has now determined that an update of the methodology, procedures and amounts of the Allowances is necessary to ensure that these Allowances are fair and reasonable; and

WHEREAS, the Authority has retained the consulting firm of Ladson Associates to develop the appropriate methodology and revise the Allowance amounts; and

WHEREAS, new procedures have been established to implement these Allowances and to give relief to those residents who require special consideration due to circumstances beyond their control; and

WHEREAS, the affected Residents have been notified of these new Allowances and have been given an opportunity for comments; and

WHEREAS, based on the work completed by Ladson Associates and the comments received from residents and their representatives, a methodology has been established for the determination of Utility Allowances, procedures have been established for the implementation of the Allowances and fair and reasonable Allowance amounts have been established, all as detailed on Attachment A;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. That Resolution No. 2620 be rescinded.

2. That the Methodology, Procedures and Utility Allowance Amounts detailed on Attachment A be adopted by the San Francisco Housing Authority;

3. That should any conflict arise between this Resolution and other Resolutions of this Authority heretofore adopted and now in force and effect, this Resolution shall prevail to the extent of such conflict; and

4. That the Executive Director be and is hereby directed to implement these Allowances, effective October 1, 1987.

APPROVED AS TO FORM:

GERALDINE CHAVIS
Legal Counsel

Date

r9/pc-9/87

Commissioner McNamara moved to adopt Resolution No. 3068 and Commissioner Brooks seconded the motion. Resolution No. 3069 was UNANIMOUSLY ADOPTED.

SAN FRANCISCO HOUSING AUTHORITY UTILITY ALLOWANCES 1987

September 24, 1987

ATTACHMENT "A"

C O N T E N T S

Methodology	Page 1
Procedures	Page 2-5
Allowance Amounts	Page 6-7
Appendixes:	Page 8

Utility Allowances for Tenants:
San Francisco Housing Authority,
as prepared by Ladson Associates,
May 11, 1987.

METHODOLOGY

To ensure that the established Utility Allowances are both fair and reasonable, the consulting firm of Ladson Associates has been retained to develop the methodologies for establishing both the Resident Purchased Allowances and Authority Provided, Check Metered Allowances. A detailed description of the methodology developed by this firm is included in their May 11, 1987, Utility Allowances for tenants: San Francisco Housing Authority report. As pointed out by representatives of the Great Highway development, the May 11, 1987 Report incorrectly assumed gas cooking at that development. As a result, the Methodology and Allowances for that development are being reviewed. The Great Highway development, therefore, has been excluded from this Attachment A at this time.

In addition, one development, 275 Thrift Street, purchases their own water/sewer service as well as gas and electricity. The Allowances established for that unit is the summation of the gas/electric allowances developed by Ladson Associates plus an allowance for the purchased water/sewer services. This water/sewer allowance was established by multiplying the total amount of water consumed at the development the previous year by the current water/sewer rates.

PROCEDURES

It shall be the policy of the San Francisco Housing Authority that the following Procedures be followed when establishing, updating or implementing Utility Allowances for the residents of this Authority.

NOTIFICATION OF RESIDENTS: A minimum of 60-days prior to the adoption of new Utility Allowances, formal notification shall be given to all affected Residents of the new allowances as detailed by Federal Regulations. These Residents will be given a minimum of 30-days to express their opinions about the proposed Allowances.

EVALUATION OF RESIDENT COMMENTS: The Authority will review all comments submitted by the affected Residents and adjust the proposed Allowances when justified. Copies of such comments will be kept on file.

ADOPTION OF ALLOWANCES: After the 60-day Resident notification period and after all comments from responding Residents have been reviewed and the Allowances adjusted if required, the Commission of the SFHA shall adopt the methodology, procedures and Allowance amounts as developed.

IMPLEMENTATION OF ALLOWANCES-TENANT PURCHASED UTILITIES: Commencing on the effective date established at the time the Allowances are adopted, and within 90 days thereafter, each resident affected by the new Allowances, will have their monthly rents adjusted by the adopted Allowance amount for their development and size apartment. Prior to their Annual Review, the resident will continue to receive the former Allowance.

IMPLEMENTATION OF ALLOWANCES-AUTHORITY FURNISHED UTILITIES: Commencing on the effective date established at the time the Allowances are adopted, apartment check meters will

be read by Authority staff. The meter readings will be recorded on a log sheet by apartment address. At three month intervals, each meter will be reread to note the amount of utilities consumed by that apartment during that three month period. This consumption will then be compared with the amount established as fair and reasonable for that development, apartment size and time period. If the amount consumed is within the amount allowed, no charges will be issued. If the apartment consumed more than allowed, the excess amount of utilities will be billed at the rates established at the time the Allowances are adopted. This charge for excess utilities will be incorporated into the resident's following rent statement.

INDIVIDUAL RELIEF FOR SPECIAL CIRCUMSTANCES:

The San Francisco Housing Authority, in acknowledging the special utilities needs of tenants such as the elderly, ill, or handicapped, hereby establishes and implements the Individual Relief Program.

CRITERIA FOR GRANTING RELIEF:

Request for relief from Surcharges for excess consumption of the Housing Authority Furnished Utilities or from payment of Utilities Supplier billings in excess of allowances for Tenant Purchased utilities, may be granted by the Housing Authority on such reasonable grounds, such as special needs of the elderly, ill, or handicapped tenants, or special factors affecting utility usage beyond the control of the tenant, as the Authority deems appropriate.

APPLICATION PROCESS:

Tenants requesting assistance under this program shall submit their request, in writing, to their Property Manager. Requests shall be

accompanied by supporting documentation such as, a letter from the tenants physician specifying the reason for the relief, the period of the time the relief would be required, identification of the equipment to be used, the frequency of use, energy consumption of the equipment, as well as any other information deemed necessary by the Authority. This information will be utilized for evaluation of the relief request and if relief is granted, will be used to determine the extent of the relief.

Upon the receipt of essential data, as determined by the Property Manager, a decision will be provided, in writing, to the tenant within 30 working days. All approved relief requests will become effective on the date of the Authority's approval letter.

ADJUSTMENT TO THE ALLOWANCES: ANNUAL REVIEW:

At the end of each 12-month period following the adoption of the Allowances, the Authority will review these allowances. The basic Allowance categories will be reviewed to ensure that there has not been changes in circumstances indicating probability of a significant change in reasonable consumption requirements and changes in utility rates.

ADJUSTMENT TO THE ALLOWANCES: REVISIONS DUE TO CHANGES:

If during the time between the adoption of the Allowances for Tenant Purchased Utilities and the Annual Review, there are rate changes on the utilities involved totalling more than a 10 percent change from the rate on which the adopted Allowances were based, the Allowances will be revised accordingly. Adjustments to tenant rents as a result of such changes shall be retroactive to the first day of the month following the month in which the last rate change became effective.

GRIEVANCES:

Should any resident feel that they have been charged incorrectly for excess utility usage, they shall evoke the established San Francisco Housing Authority Grievance Procedure to resolve their concerns.

RSA:jhc
ua/pc-9/87

ALLOWANCE AMOUNTS

The following 1987 Allowance Amounts have been established utilizing the methodology described in the Methodology Section of this Attachment A:

RESIDENT PURCHASED UTILITIES:

RATES: Rates used for the calculation of the Allowances:

GAS:	Baseline Rate:	0.38103 $/Therm
	2nd Tier Rate:	0.75507 $/Therm
	Baseline Amounts:	May thru October: 40 Therms
		November thru April: 72 Therms
ELECTRICITY:	Baseline Rate:	0.06428 $/KWH
	2nd Tier Rate:	0.10337 $/KWH
	Baseline Amounts:	May thru October: 220 KWH
		November thru April: 250 KWH
WATER:	1 Unit of Water	$0.51/Unit
	Utility Tax	$2.95 (6 times/year)
SEWER:	First 6 Units of Water	$0.84/Unit
	Over 6 Units of Water	1.66/Unit

ALLOWANCES (In Dollars/Month):

DEVELOPMENT	0BR	1BR	2BR	3BR	4BR	5BR	6BR
Westbrook Apts. Hunters Point A Hunters View Coleridge Hundys Lane	-	37	58	79	100	119	165
275 Thrift Street	-	-	-	97	-	-	-
Holly Courts	-	24	34	45	-	-	-
651 Eddy Street	-	-	66	-	-	-	-
939 Eddy Street	20	-	-	-	-	-	-

AUTHORITY PROVIDED, CHECK METERED UTILITIES

RATES: Rates used to compute the charges for excess usage of utilities. The rates residents will be charged are an average of the current rates the Authority pays for gas and electricity.

GAS: $0.56805/Therm
ELECTRICITY: $0.08382/KWH.

ALLOWANCES: ELECTRIC (IN KILOWATT HOURS/3 MONTH PERIOD):

DEVELOPMENT	3 Month Period	0BR	1BR	2BR	3BR	4BR	5BR
Alice Griffith North Beach Bernal Potrero Annex Potrero Terrace Westside Courts Sunnydale Plemany	Oct. to Jan	-	892	1224	1530	1717	1887
	Jan. to April	-	859	1178	1473	1653	1817
	April to July	-	760	1042	1303	1462	1607
	July to October	-	793	1088	1360	1526	1677
Hayes Valley Ping Yuen North Rosa Parks	Oct. to Jan.	684	898	1231	1539	1727	-
	Jan. to Apr.	659	865	1186	1482	1663	-
	Apr. to July	583	765	1049	1311	1472	-
	Jul. to Oct.	608	798	1095	1368	1535	-
327 Bay Mission Dolores 1990 Pacific 1455 Woodside	Oct. to Jan.	1011	1327	1573	-	-	-
	Jan. to Apr.	973	1278	1515	-	-	-
	Apr. to July	861	1130	1340	-	-	
	July to Oct.	899	1179	1398	-	-	

ALLOWANCES: GAS (IN THERMS/3 MONTHS PERIOD):

DEVELOPMENT	3 Month Period	0BR	1BR	2BR	3BR	4BR
Plemany Sunnydale	Oct. to Jan.	-	193	265	331	412
	Jan. to Apr.		200	274	342	426
	Apr. to July	-	153	210	263	327
	July to Oct.	-	120	164	205	256

(f) RESOLUTION NO. 3069
DATE ADOPTED 9/24/87
****

RESOLUTION AUTHORIZING THE EXECUTION OF AN AGREEMENT BETWEEN THE SAN FRANCISCO HOUSING AUTHORITY AND PROTECTIVE RESPONSE SYSTEMS TO COMPLETE THE INSTALLATION OF AN EMERGENCY CALL SYSTEM AT CLEMENTINA TOWERS, CAL 1-21

****

WHEREAS, the Authority has completed a successful pilot program in selected apartments at Clementina Towers, to test an emergency call system that utilizes existing telephone lines; and

WHEREAS, the system should now be expanded to the remaining residents at Clementina so that all the individuals at that development have this safety feature; and

WHEREAS, the firm of Protective Response Systems, installed the pilot system; and

WHEREAS, to keep the installation and materials uniform throughout the development, it is proposed that Protective Response Systems complete this installation; and

WHEREAS, Protective Response Systems has proposed to complete this work for $65,550.62; and

WHEREAS, minor modifications may be required to the existing telephone system to ensure the operation of this emergency call system; and

WHEREAS, the cost of these telephone system modifications should not exceed $1750; and

WHEREAS, funding has been provided by the City and County of San Francisco to both make the required telephone system modifications and install the new emergency call system; and

WHEREAS, the safety of our residents will be greatly improved with the installation of this system;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. That the Executive Director/Secretary is authorized and directed to execute a contract with Protective Response Systems on behalf of this Authority for this work.

2. That this contract amount, including a $1750 contingency for telephone system modifications, shall not exceed $67,300.62.

3. That this Resolution becomes effective immediately.

APPROVED AS TO FORM:

Geraldine Chavis

GERALDINE CHAVIS
Legal Counsel

9/21/87

Date

Commissioner McNamara stated that he would like to see the emergency call system operation. Mr. Clay stated that the evaulations will be sent to him and an appointment will be made for him to see the operation.

Commissioner Westbrook moved to adopt Resolution No. 3069 and Commissioner Brooks seconded the motion. Resolution No. 3069 was UNANIMOUSLY ADOPTED.

(g)

RESOLUTION NO. 3070
DATE ADOPTED 9/24/87
****

RESOLUTION AUTHORIZING THE EXECUTION OF A CONTRACT FOR A TRANSPORTATION ANALYSIS OF THE PLANNED CONSTRUCTION OF 203 APARTMENTS AT YERBA BUENA PLAZA EAST CAL 1-43

****

WHEREAS, the Authority is actively pursuing the development of 203 new family apartments at the Yerba Buena Plaza West Development, CAL 1-43; and

WHEREAS, an Environmental Evaluation must be obtained from the San Francisco City Planning Department before Building Permits can be issued for this work; and

WHEREAS, San Francisco City Planning staff has indicated that a Transportation Analysis is required to assist in their processing of this Evaluation; and

WHEREAS, a transportation engineering consulting firm will be required to assist the Authority with the development of this Analysis; and

WHEREAS, three such firms were contacted and have submitted proposals for this work; and

WHEREAS, after review of these proposals, DKS Associates has been selected as the firm most suitable for this work; and

WHEREAS, DKS Associates has agreed to perform this work for a not to exceed price of $5,470.00; and

WHEREAS, funds are available in the CAL 1-43 Development Budget for this work;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. That the Executive Director is authorized to execute an agreement with DKS Associates to provide a Transportation Analysis for the new apartments at Yerba Buena Plaza West for a not to exceed cost of $5,470.00.

2. That this Resolution becomes effective immediately.

APPROVED AS TO FORM:

GERALDINE CHAVIS
Legal Counsel

9/24/87
Date

r11/pc-9/87

Commissioner Miller moved to adopt Resolution No. 3070 and Commissioner Brooks seconded the motion. Resolution No. 3070 was UNANIMOUSLY ADOPTED.

(h) RESOLUTION NO. 3071

RESOLUTION APPROVING WRITE-OFF OF VACATED TENANT ACCOUNTS RECEIVABLE

* *

WHEREAS, HUD Handbook, 7511.1, Chapter 11, Section 1, details procedures relative to the write-offs of Tenant Accounts Receivable; and

WHEREAS, the Handbook requires that the write-offs of Tenant Accounts Receivable must be approved by the Board of Commissioners or by a designated official to whom such authority has been delegated by resolution of the Board of Commissioners; and

WHEREAS, the Board of Commissioners are authorized by Resolution No. 2784, dated February 27, 1986, to write off vacated accounts.

NOW, THEREFORE, BE IT RESOLVED by the Commissioners of the Housing Authority of the City and County of San Francisco that:

1. Vacated accounts are approved for write-off as follows:

For the third quarter of Fiscal Year 1986-87
Debit Balances $93,256.51

APPROVED AS TO FORM:

GERALDINE CHAVIS
Legal Counsel

DATE: 9/21/87

Commissioner Brooks moved to adopt Resolution No. 3071 and Commissioner Westbrook seconded the motion. Resolution No. 3071 was UNANIMOUSLY ADOPTED.

For the purpose of the discussion and the vote items (i) through (l) were combined.

(i) RESOLUTION NO. 3072

RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT FOR THE GENERAL REPAIR OF TEN (10) VACANT UNITS AT HAYES VALLEY, CAL 1-18
****

WHEREAS, the Authority has been allotted funds by HUD, as part of the Target Project Program (TPP) and DSS Homeless Program for the repair of Authority owned vacant units; and

WHEREAS, there are Ten (10) moderate to heavily damaged units at Hayes Valley; and

WHEREAS, the Executive Director has declared that delay in the repair of vacant units represent a threat to property and therefore is an EMERGENCY; and

WHEREAS, the Authority solicited bids for the repair of these Ten (10) units; and

WHEREAS, the following bid was received from a contractor Pre-Qualified, by the Authority:

BIDDER	BID AMOUNT
EUROPEAN HOME DESIGN	$40,000.00
ERNIE LOWE & SONS CONSTRUCTION	NO BID
LEE'S HOME BUILDER	NO BID

WHEREAS, Authority staff has evaluated the low bid and found the bid to be in compliance with all requirements of the bid proposal; and

WHEREAS, this bid is within this funding allocation.

NOW THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized and directed to execute a contract with EUROPEAN HOME DESIGN on behalf of the Authority in an amount not to exceed

$48,000.00

($40,000.00 + 20% contingency)

APPROVED AS TO FORM:

_____
Legal Counsel

_____
Date

(j) RESOLUTION NO. 3073

DATE ADOPTED 9/24/87

RESOLUTION RATIFYING THE AWARD OF A CONTRACT FOR THE GENERAL REPAIR OF TWELVE (12) VACANT UNITS AT SUNNYDALE CA1 1-3

****

WHEREAS, the Authority has been allotted funds by HUD, as part of the Target Project Program (TPP) and DSS Homeless Program for the repair of Authority owned vacant units; and

WHEREAS, there are Twelve (12) heavily damaged units at Sunnydale; and

WHEREAS, the Executive Director has declared that delay in the repair of vacant units represent a threat to property and therefore is an EMERGENCY; and

WHEREAS, the Authority solicited bids for the repair of these Twelve (12) units; and

WHEREAS, the following three bids were received from contractors Pre-Qualified by the Authority:

BIDDER	BID AMOUNT
GARRAWAY & ASSOCIATES, INC	$ 90,000.00
MILLARD TONG CONSTRUCTION CO.	$ 91,327.00
G.E. CHEN CONSTRUCATION	$108,000.00

WHEREAS, Authority staff has evaluated the low bid and found the bid to be in compliance with all requirements of the bid proposal; and

WHEREAS, this bid is within this funding allocation.

NOW THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized and directed to execute a contract with GARRAWAY & ASSOCATES, INC. behalf of the Authority in an amount not to exceed

$108,000.00

($90,000.00 + 20% contingency)

APPROVED AS TO FORM:

_____

Legal Counsel

_____

Date

(k) RESOLUTION NO. 3074

DATE ADOPTED 9/24/87

RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT FOR THE GENERAL REPAIR OF NINE (9) VACANT UNITS SUNNYDALE, CAL 1-3

****

WHEREAS, the Authority has been allotted funds by HUD, as part of the Target Project Program (TPP) and DSS Homeless Program for the repair of Authority owned vacant units; and

WHEREAS, there are Nine (9) heavily damaged units at Sunndale; and

WHEREAS, the Executive Director has declared that delay in the repair of vacant units represent a threat to property and therefore is an EMERGENCY; and

WHEREAS, the Authority solicited bids for the repair of these Nine (9) units; and

WHEREAS, the following bid was received from a contractor Pre-Qualified, by the Authority:

BIDDER	BID AMOUNT
AGBAYANI CONSTRUCTION	$41,700.00
ANGOTTI & REILLY/T.E. JOO	$55,529.00
ARRIBA JUNTOS	$57,750.00

WHEREAS, Authority staff has evaluated the low bid and found the bid to be in compliance with all requirements of the bid proposal; and

WHEREAS, this bid is within this funding allocation.

NOW THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized and directed to execute a contract with AGBAYANI CONSTRUCTION behalf of the Authority in an amount not to exceed

$50,040.00

($41,700.00 + 20% contingency)

APPROVED AS TO FORM:

_____
Legal Counsel

_____
Date

(1) RESOLUTION NO. 3075

DATE ADOPTED 9/24/87

RESOLUTION RATIFYING THE AWARD OF A CONTRACT FOR THE GENERAL REPAIR OF FIFTEEN (15) VACANT UNITS AT POTRERO TERRACE, CA1 1-2

****

WHEREAS, the Authority has been allotted funds by HUD, as part of the Target Project Program (TPP) and DSS Homeless Program for the repair of Authority owned vacant units; and

WHEREAS, there are Fifteen (15) heavily damaged units at Potrero Terrace; and

WHEREAS, the Executive Director has declared that delay in the repair of vacant units represent a threat to property and therefore is an EMERGENCY; and

WHEREAS, the Authority solicited bids for the repair of these Fifteen (15) units; and

WHEREAS, the following three bids were received from contractors Pre-Qualified by the Authority:

BIDDER	BID AMOUNT
EUROPEAN HOME DESIGN	$66,300.00
AGBAYANI CONSTRUCTION	$79,500.00
LEE'S HOME BUILDER	$90,169.00

WHEREAS, Authority staff has evaluated the low bid and found the bid to be in compliance with all requirements of the bid proposal; and

WHEREAS, this bid is within this funding allocation.

NOW THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized and directed to execute a contract with EUROPEAN HOME DESIGN on behalf of the Authority in an amount not to exceed

$79,560.00

($66,300.00 + 20% contingency)

APPROVED AS TO FORM:

_____

Legal Counsel

_____

Date

Commissioner Brooks moved to adopt Resolutions No. 3072, No. 3073, No. 3074 and No. 3075 and Commissioner McNamara seconded the motion. Resolutions No. 3072 through No. 3075 were UNANIMOUSLY ADOPTED.

(m)

RESOLUTION NO. 3076

DATE ADOPTED 9/24/87

RESOLUTION AUTHORIZING THE EXTENSION OF CONTRACT FOR SERVING OF SUMMONS AND COMPLAINT

* *

WHEREAS, the Authority awarded a moving and storage contract to the Rapid Serve in 1985; and

WHEREAS, agreed to contractual language allows for extension or renewal at the Authority's option; and

WHEREAS, the contractor has performed satisfactorily throughout the contract period; and

WHEREAS, extension of contract services covering the period of October 1, 1987 through and including September 30, 1988, is in the best economical and operational interest of the Authority;

NOW, THEREFORE, BE IT RESOLVED by the Commission of the Housing Authority of the City and County of San Francisco that:

1. The Executive Director is authorized to extend, for a twelve (12) month period, the service contract of Rapid Serve in the not-to-exceed amount of $15,000.00.

APPROVED AS TO FORM:

Geraldine L. Chavis
Legal Counsel

Date: _____

Commissioner McNamara moved to adopt Resolution No. 3076 and Commissioner Brooks seconded the motion. Resolution No. 3076 was UNANIMOUSLY ADOPTED.

(n) RESOLUTION NO. 3077

DATE ADOPTED 9/24/87

RESOLUTION AUTHORIZING THE EXTENSION
OF MOVING AND STORAGE CONTRACT

* *

WHEREAS, the Authority awarded a moving and storage contract to the Scott and Scott Moving Company in 1984; and

WHEREAS, agreed to contractual language allows for extension or renewal at the Authority's option; and

WHEREAS, the contractor has performed satisfactorily throughout the contract period; and

WHEREAS, extension of contract services covering the period of October 1, 1987 through and including September 30, 1988, is in the best economical and operational interest of the Authority;

NOW, THEREFORE, BE IT RESOLVED by the Commission of the Housing Authority of the City and County of San Francisco that:

1. The Executive Director is authorized to extend, for a twelve (12) month period, the service contract of Scott and Scott Moving Company in the not-to-exceed amount of $50,000.00.

APPROVED AS TO FORM:

Geraldine L. Chavis
Legal Counsel

Date: _____

Commissioner McNamara moved to adopt Resolution No. 3077 and Commissioner Brooks seconded the motion. Resolution No. 3077 was UNANIMOUSLY ADOPTED.

(o) PHTA REQUEST TO TRAVEL TO NTO CONFERENCE IN NEW ORLEANS

Commissioner McNamara moved to approve travel of four representatives: Mary Jo Smith, Linda Williams, Sylvia Davis, and Olivia Dildy, to attend the NTO Conference in New Orleans, Louisiana, October 8-12, 1987 and Commissioner Brooks seconded the motion. The motion was UNANIMOUSLY ADOPTED.

VISITORS: Mr. Clay called on the following visitors who wished to address the Commission: Sylvia Davis, North Beach; and Jan Allen, Clementina.

.2. ADJOURNMENT:

There being no further business to come before the Commission, the meeting was adjourned at 5:50. The Commission went into Executive Session following the regular meeting to discuss a pending litigation matter.

James E. Clay
Secretary/Executive Director

Reverend Harry Chuck
Vice President

F
C5
4
8/87

Rosemary Haupt (Chuck), Vice President

SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

OCTOBER 5, 1987

DOCUMENTS DEPT.
OCT 8 1987
SAN FRANCISCO
PUBLIC LIBRARY

P U B L I C N O T I C E

THE REGULARLY SCHEDULED MEETING OF THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO WILL BE HELD AT 4:00 P.M., THURSDAY, OCTOBER 8, 1987 IN THE COMMISSION ROOM AT 440 TURK STREET, SAN FRANCISCO, CALIFORNIA.

James E. Clay

JAMES E. CLAY
Secretary/Executive Director

JEC:gb

SF
465
1
10/8/87

REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY
COMMISSION WILL BE HELD ON THURSDAY, OCTOBER 8, 1987
4:00 P.M., 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

T E N T A T I V E A G E N D A

* * * * * * * * * * * * * * * *

1. ROLL CALL:

   James G. Fussell, Jr., President
   Reverend Harry Chuck, Vice President
   Joan M. San Jule, Commissioner
   Betty Brooks, Commissioner
   Elouise Westbrook, Commissioner
   L. Kirk Miller, Commissioner
   James McNamara, Commissioner

DOCUMENTS DEPT.
OCT 8 1987
SAN FRANCISCO
PUBLIC LIBRARY

2. VISITORS:

3. APPROVAL OF AGENDA:

4. APPROVAL OF MINUTES:

5. GENERAL COMMUNICATIONS:

6. REPORT OF SECRETARY:

7. COMMITTEE REPORT:

8. REPORT OF COUNSEL:

9. TENANT REPRESENTATIVE REPORT:

10. UNFINISHED BUSINESS:

    (a) Resolution - Authorizing Award of Contract for Security Improvements at Project Cal 1-18(2), Yerba Buena Plaza East

11. NEW BUSINESS:

    (a) Resolution - Authorizing Award of Contract for Emergency and Security Lighting at Cal 1-18(2), Yerba Buena Plaza East

    (b) Resolution - Authorizing Inspection Consultant Contract with Thomas Bulger for Boiler Room Rehabilitation Construction at Potrero Terrace, Cal 1-2, and Ping Yuen North, Cal 1-8(6)

    (c) Resolution - Authorizing Award of a Contract for the Cal 1-18(13), Mission Dolores, Window Replacements

    (d) Resolution - Approving Modernization Project Grant to Consolidated Annual Contributions Contract No. SF-255 and Authorizing its Execution (Amendment No. 68)

NEW BUSINESS (cont.)

(e) Resolution - Authorizing the Execution of Amendment No. 69 to Annual Contributions Contract No. SF-255 Providing for the Deposition of Monies Under a General Depositary Agreement; and the Issuance of Project Loan Notes and Permanent Notes

(f) Resolution - Authorizing the Execution of Amendment No. 70 to Annual Contributions Contract No. SF-255 Providing for the Deposition of Monies Under a General Depositary Agreement; and the Issuance of Project Loan Notes and Permanent Notes

(g) Resolution - Authorizing the Executive Director to Extend the Maintenance Service Contract for Emergency Plumbing Services

(h) Resolution - Authorizing the Executive Director to Execute a Memorandum of Understanding between the San Francisco Housing Authority and Service Employees International Union, Local 790

(i) Resolution - Authorizing the Executive Director to Extend the Personal Services Contract between the San Francisco Housing Authority and Milton F. Reiterman

12. ADJOURNMENT:

JAMES E. CLAY
Secretary/Executive Director

SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

DOCUMENTS DEPT.
OCT 14 1987
SAN FRANCISCO
PUBLIC LIBRARY

SF
165
4
10/8/87

October 8, 1987

PUBLIC NOTICE

Due to lack of a quorum, the Commission meeting of October 8, 1987 has been cancelled.

A special meeting of the Commission has been scheduled for Wednesday, October 14, 1987, 3:00 p.m., in the Commission Room, 440 Turk Street, San Francisco, California.

James E. Clay

JEC:gb

SF
165
#1
10/14/87

SPECIAL MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY
COMMISSION WILL BE HELD ON WEDNESDAY, OCTOBER 14, 1987
4:00 P.M., 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

T E N T A T I V E A G E N D A

* * * * * * * * * * * * * * * * *

DOCUMENTS DEPT.

OCT 14 1987

SAN FRANCISCO
PUBLIC LIBRARY

1. ROLL CALL:

   James G. Fussell, Jr., President
   Reverend Harry Chuck, Vice President
   Joan M. San Jule, Commissioner
   Betty Brooks, Commissioner
   Elouise Westbrook, Commissioner
   L. Kirk Miller, Commissioner
   James McNamara, Commissioner

2. VISITORS:

3. APPROVAL OF AGENDA:

4. APPROVAL OF MINUTES:

5. GENERAL COMMUNICATIONS:

6. REPORT OF SECRETARY:

7. COMMITTEE REPORT:

8. REPORT OF COUNSEL:

9. TENANT REPRESENTATIVE REPORT:

10. UNFINISHED BUSINESS:

    (a) Resolution - Authorizing Award of Contract for Security Improvements at Project Cal 1-18(2), Yerba Buena Plaza East

11. NEW BUSINESS:

    (a) Resolution - Authorizing Award of Contract for Emergency and Security Lighting at Cal 1-18(2), Yerba Buena Plaza East

    (b) Resolution - Authorizing Inspection Consultant Contract with Thomas Bulger for Boiler Room Rehabilitation Construction at Potrero Terrace, Cal 1-2, and Ping Yuen North, Cal 1-8(6)

    (c) Resolution - Authorizing Award of a Contract for the Cal 1-18(13), Mission Dolores, Window Replacements

    (d) Resolution - Approving Modernization Project Grant to Consolidated Annual Contributions Contract No. SF-255 and Authorizing its Execution (Amendment No. 68)

NEW BUSINESS (cont.)

(e) Resolution - Authorizing the Execution of Amendment No. 69 to Annual Contributions Contract No. SF-255 Providing for the Deposition of Monies Under a General Depositary Agreement; and the Issuance of Project Loan Notes and Permanent Notes

(f) Resolution - Authorizing the Execution of Amendment No. 70 to Annual Contributions Contract No. SF-255 Providing for the Deposition of Monies Under a General Depositary Agreement; and the Issuance of Project Loan Notes and Permanent Notes

(g) Resolution - Authorizing the Executive Director to Extend the Maintenance Service Contract for Emergency Plumbing Services

(h) Resolution - Authorizing the Executive Director to Execute a Memorandum of Understanding between the San Francisco Housing Authority and Service Employees International Union, Local 790

(i) Resolution - Authorizing the Modification of the Merit Salary Increase Program and Fiscal Year 1987-88 Compensation Structure for Non-Union Administrative Employees

(j) Resolution - Authorizing the Executive Director to Extend the Personal Services Contract between the San Francisco Housing Authority and Milton F. Reiterman

12. ADJOURNMENT:

_____
JAMES E. CLAY
Secretary/Executive Director

SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

F
65
4
22/87

DOCUMENTS DEPT.
OCT 20 1987
SAN FRANCISCO
PUBLIC LIBRARY

OCTOBER 19, 1987

PUBLIC NOTICE

THE REGULARLY SCHEDULED MEETING OF THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO WILL BE HELD AT 4:00 P.M., THURSDAY, OCTOBER 22, 1987 IN THE COMMISSION ROOM AT 440 TURK STREET, SAN FRANCISCO, CALIFORNIA.

JAMES E. CLAY
Secretary/Executive Director

JEC:gb

SF
465
1
10/22/87

REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION WILL BE HELD ON THURSDAY, OCTOBER 22, 1987 4:00 P.M., 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

T E N T A T I V E A G E N D A

* * * * * * * * * * * * * * * * * *

1. ROLL CALL:

   James G. Fussell, Jr., President
   Reverend Harry Chuck, Vice President
   Betty Brooks, Commissioner
   Elouise Westbrook, Commissioner
   L. Kirk Miller, Commissioner
   James McNamara, Commissioner
   Lewis Lillian, Commissioner

2. VISITORS:

3. APPROVAL OF AGENDA:

4. APPROVAL OF MINUTES:

5. GENERAL COMMUNICATIONS:

DOCUMENTS DEPT.
OCT 20 1987
SAN FRANCISCO
PUBLIC LIBRARY

6. REPORT OF SECRETARY:

   Seating of Commissioner Lewis Lillian

7. COMMITTEE REPORT:

8. REPORT OF COUNSEL:

9. TENANT REPRESENTATIVE REPORT:

10. UNFINISHED BUSINESS:

11. NEW BUSINESS:

   (a) Resolution - of Commendation to George L. Jones upon the Occasion of his Retirement from the San Francisco Housing Authority

   (b) Resolution - Approving Superceding Part I and New Part II of the Section 8 Housing Certificate Program Annual Contributions Contract No. SF-618

   (c) Resolution - Approving Write-Off of Vacated Tenant Accounts Receivable

   (d) Resolution - Authorizing Award of Contract for Cal 1-18(7) Hayes Valley B and C Structural Shoring of Exterior Stairs, Landings, Risers and Balconies

   (e) Resolution - Authorizing Award of Contract for the Structural Repairs of Exterior Concrete Landings at Project CAL 1-11, North Beach

New Business (cont.)

(f) Resolution - Authorizing Award of Contract for the Fixed Grills at Five Housing Project Developments

(g) Resolution - Authorizing the Award of a Term Contract for the Purchase of Window Shades in Support of Maintenance Operations for a Six (6) Month Period

(h) Resolution - Authorizing the Award of a Term Contract for the Purchase of Floor Tiles in Support of Maintenance Operations for a Twelve (12) Month Period

(i) Resolution - Authorzing the Executive Director to Execute a Contract Between the San Francisco Housing Authority and Plexus Computer, Inc. for the Provision of Computer Hardware Maintenance and Software Support Services

(j) Resolution - Authorizing the Settlement of an Action Known as Wilma Cortes, Wilfredo Cortes vs. San Francisco Housing Authority, a Public Entity, et. al. Civil Action No. 842-748

(k) Resolution - Authorizing the Executive Director to Purchase Property Insurance

12. ADJOURNMENT:

JAMES E. CLAY
Secretary/Executive Director

SF
H65
#3
10/22/87

Minutes

HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Regular Meeting Held:
Thursday, October 22, 1987

440 Turk Street
San Francisco, CA

The Housing Authority of the City and County of San Francisco met in regular session at 440 Turk Street, San Francisco, California on Thursday, October 22, 1987 at 4:00 p.m.

1. ROLL CALL:

The meeting was called to order by Vice President Chuck at 4:00 p.m.

Roll Call found the following members to be:

PRESENT: James G. Fussell, Jr., President (arrived 5:35)
Reverend Harry Chuck, Vice President
Betty Brooks, Commissioner
Elouise Westbrook, Commissioner
L. Kirk Miller, Commissioner
James McNamara, Commissioner

A quorum was present.

ALSO PRESENT: James E. Clay, Executive Director
Geraldine Chavis, Legal Counsel

2. VISITORS:

Jewel Green, Hunters View
Jan Allen, Clementina
Theresa Bryant, Hunters Point

DOCUMENTS DEPT.
NOV 13 1987
SAN FRANCISCO
PUBLIC LIBRARY

3. APPROVAL OF AGENDA:

Vice President Chuck noted the addition of two items to the agenda under new business: (l) Resolution Rescinding Resolution No. 3048 and Re-Awarding a Construction Contract for the Rehabilitation of the Heating Plant at Cal 1-19(1), 990 Pacific; and (m) Resolution Authorizing the Executive Director to Execute a Purchase Order with Sears Contract Sales for the Provision of Refrigerators, Gas Stoves and Appropriate Appliance Hook-Ups. Commissioner McNamara moved to add items (l) and (m) to the agenda and Commissioner Westbrook seconded the motion. The motion was UNANIMOUSLY ADOPTED.

Commissioner Westbrook moved to approve the agenda of October 22, 1987, as amended, and Commissioner McNamara seconded the motion. The agenda of October 22, 1987 was UNANIMOUSLY APPROVED.

4. APPROVAL OF MINUTES:

Commissioner McNamara moved to approve the minutes of the special meeting of October 14, 1987 and Commissioner Westbrook seconded the motion. The minutes of October 14, 1987 were UNANIMOUSLY APPROVED.

5. GENERAL COMMUNICATIO

Mr. Clay noted the re ...tions: Letter from the Mayor regarding ... ...illian to the Commission; Letter fr... ...reappointment of James McNamara to the... ...the Special Election Committee of... ...another election of officers; Memo fr... ...garding his appointment to serve ... ...ers Committee of NAHRO. Commissioner ... ...e of meetings he will have to attend ... ... Mr. Clay stated that funds for expen... ...s are in the budget.

6. REPORT OF SECRETARY:

Seating of Commission... ...y stated that the Authority has receive... ...'s office regarding the appoint... ...the Commission. Commissioner Miller m... ...nts and Commissioner Brooks s... ...otion was UNANIMOUSLY ADOPTED.

Commissioner Westbroo... ...illian to the Commission of the San... ...ty and Commissioner McNamar... ...motion was UNANIMOUSLY ADOPTED. ...Mr. Clay congratulated and wel... ...to the Commission. Mr. Cla... ...in his former job as Director of S.F. H... ...ty to spend a lot of time on Housing A...

The Report of Secreta... ...ritten form.

7. COMMITTEE REPORT:

Finance Committee wil... ...0, at 3:00.

8. REPORT OF COUNSEL:

Report of Counsel hi... ...orm.

9. TENANT REPRESENTATIV...

There was a very len... ...the status of PHTA. Concerns were expres... ...and Jewel Green regarding leadership ... It was felt that training and outreac... ...er Westbrook questioned the feasi... ...or three months and having staff wor... ...em organize. Vice President Chuck expr... ...how to proceed and how much involve... ...mmission and staff. He noted th... ...come shifts in priorities and ap... ...ery two to three months there was a ... ...before the Commission. Commiss... ...ding to the by-laws, an election ... ...e been no resignations. Commi... ...t a meeting be held of all the ten... ...t down and talk about what the ... ...rganization are. She requested that ... ...of the associations regard... ...ent Chuck stated that there is a stan... ...n, the Tenant Relations Committee ... ...hairperson. He hoped that this Com... ...process. Vice President Chuck ... ...llow up on this matter.

10. UNFINISHED BUSINESS:

Commissioner Miller asked about the status of the site permit application for Plaza West. Mr. Nelson stated that he needs to meet with the Site and Design Committee on this matter. There seems to be a difference of opinion between the Planning Department and the architects and the Committee's recommendations.

11. NEW BUSINESS:

(a) RESOLUTION NO. 3092

RESOLUTION OF COMMENDATION TO
MR. GEORGE L. JONES ON THE
OCCASION OF HIS RETIREMENT
* * * * * * * * * * * * * * * *

WHEREAS, Mr. George L. Jones was hired by the San Francisco Housing Authority on January 16, 1956 as a Per Diem Painter, and on May 1, 1956 was given permanent status; and

WHEREAS, Mr. Jones currently served as a General Foreman for the Housing Authority's paint crew; and

WHEREAS, Mr. George L. Jones retired on August 1, 1987 after thirty-one years of service with the Housing Authority; and

WHEREAS, the San Francisco Housing Authority extends its appreciation to Mr. Jones for his conscientiousness in the performance of his duties;

NOW, THEREFORE, BE IT RESOLVED THAT THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO, acting on its behalf and for the staff of this Authority, deems it proper and fitting that it hereby extends to Mr. George L. Jones its deepest appreciation for these valued services and its best wishes for a happy retirement.

/s/ James G. Fussell, Jr.
James G. Fussell, Jr.
President

/s/ Harry Chuck
Reverend Harry Chuck
Vice President

/s/ Betty Brooks
Betty Brooks, Commissioner

/s/ Elouise Westbrook
Elouise Westbrook, Commissioner

/s/ L. Kirk Miller
L. Kirk Miller, Commissioner

/s/ James McNamara
James McNamara, Commissioner

/s/ Lewis Lillian
Lewis Lillian, Commissioner

/s/ James E. Clay
James E. Clay
Secretary/Executive Director

Commissioner Brooks moved to adopt Resolution No. 3092 and Commissioner Westbrook seconded the motion. Resolution No. 3092 was UNANIMOUSLY ADOPTED.

Mr. Jones was not present to receive his plaque and commendation. The Commission expressed their appreciation for his many years of service.

(b) RESOLUTION NO. 3093

RESOLUTION APPROVING SUPERSEDING PART I AND PART II SECTION 8 HOUSING CERTIFICATE PROGRAM ANNUAL CONTRIBUTION CONTRACT NO. SF-618 AND AUTHORIZING ITS EXECUTION

* *

The Housing Authority of the City and County of San Francisco ("PHA") entered into a Section 8 Annual Contributions Contract ("ACC") on December 23, 1975, as amended, with the United States of America ("Government").

The Section 8 ACC must now be revised so that it will consist of the following counterparts:

a) Superseding Part I of the ACC, HUD 52520B (June 1985), applicable to the Section 8 Existing Housing Certificate Program.

b) New Part II of the ACC, HUD 52520E (June 1985), applicable to Section 8 Existing Housing Certificate Program and Section 8 Existing Housing Voucher Program.

NOW THEREFORE, BE IT RESOLVED BY THE PHA, AS FOLLOWS:

1. The SUPERSEDING Part I Section 8 ACC and the New Part II of the ACC for the Housing Certificate Program and the Housing Voucher Program are hereby approved and accepted. The President or Vice President is hereby authorized and directed to execute the counterparts of the ACC on behalf of the PHA, and the Secretary is hereby authorized to impress the official seal of the PHA on each such counterpart and to forward such executed counterparts to the Government together with such other documents evidencing the approval and authorizing the execution thereof as may be required by the Government.

2. This resolution shall take effect immediately.

Commissioner Brooks moved to adopt Resolution No. 3093 and Commissioner Westbrook seconded the motion. Resolution No. 3093 was UNANIMOUSLY ADOPTED.

(c) RESOLUTION NO. 3094

RESOLUTION APPROVING WRITE-OFF OF
VACATED TENANT ACCOUNTS RECEIVABLE
* * * * * * * * * * * * * * * * * * *

WHEREAS, HUD Handbook 7511.1, Chapter 11, Section 1, details procedures relative to the write-offs of Tenant Accounts Receivable; and

WHEREAS, the Handbook requires that the write-offs of Tenant Accounts Receivable must be approved by the Board of Commissioners or by a designated official to whom such authority has been delegated by resolution of the Board of Commissioners; and

WHEREAS, the Board of Commissioners are authorized by Resolution No. 2784, dated February 27, 1986, to write off vacated accounts;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. Vacated accounts are approved for write-off as follows:

Per the fourth (last) quarter of Fiscal Year 1986-87	
Debit Balances	$47,716.69

APPROVED AS TO FORM:

_____
Geraldine L. Chavis, Counsel

Date: _____

Commissioner Brooks moved to adopt Resolution No. 3094 and Commissioner Lillian seconded the motion. Resolution No. 3094 was UNANIMOUSLY ADOPTED.

(d) RESOLUTION NO. 3095

RESOLUTION AUTHORIZING AWARD OF CONTRACT FOR CAL 1-18(7), HAYES VALLEY B AND C STRUCTURAL SHORING OF EXTERIOR STAIRS, LANDINGS, RISERS AND BALCONIES

* *

WHEREAS, on August 3, 1987, this Authority advertised for bids for Hayes Valley (B & C), CAL 1-18(7) structural shoring of exterior stairs, landings, risers and balconies; and

WHEREAS, on August 13, 1987, the bid opening was conducted and no bids were received; and

WHEREAS, due to the emergency condition that exists at the subject property, project bids were solicited from four contractors and the following responses were received from the contractors:

BIDDER	BID AMOUNT
The Dynacept Group, Inc.	$ 168,417.00
Iron Fabricators, Inc.	$ 278,975.00

WHEREAS, HUD agreed to provide sufficient funding from the CA-1-913 Comprehensive Improvement Assistance Program allocation to complete this work; and

WHEREAS, the Executive Director has authorized Authority staff to proceed with obtaining the required construction contract documents from The Dynacept Group, Inc. prior to Commission approval, due to the emergency condition that exists at the subject property;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. That the Secretary/Executive Director is authorized to execute a contract with The Dynacept Group, Inc., on behalf of this Authority for this work.

2. That this contract amount, including a 10% construction contingency, shall not exceed:

   $168,417 (Bid Amount) + $16,841.70
   (10% Contingency) = $185,258.70

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

Date: _____

Commissioner Brooks moved to adopt Resolution No. 3095 and Commissioner Lillian seconded the motion. Resolution No. 3095 was UNANIMOUSLY ADOPTED.

(e) RESOLUTION NO. 3096

RESOLUTION AUTHORIZING AWARD OF CONTRACT FOR THE STRUCTURAL REPAIRS OF EXTERIOR LANDINGS AT CAL 1-11, NORTH BEACH

* *

WHEREAS, on September 4, 1987, this Authority advertised for bids for the structural repairs of exterior landings; and

WHEREAS, on October 6, 1987, only one bid was received and publicly opened and read aloud:

Bidder	Bid Amount
1. American Grouting Inc.	$19,750.00

WHEREAS, the Authority staff has evaluated the low bidder and found the bid to be in compliance with all requirements of the bid proposal; and

WHEREAS, HUD has provided sufficient funding from the Comprehensive Improvement Assistance Program CA 1-912 budget to complete this work; and

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. That the Executive Director/Secretary is authorized and directed to execute a contract with American Grouting Inc.

2. That this contract amount shall not exceed:

   $19,750.00 + 10% contingency = $21,725.00

APPROVED AS TO FORM:

_____
Geraldine L. Chavis, Legal Counsel

Date: _____

Commissioner Brooks moved to adopt Resolution No. 3096 and Commissioner Miller seconded the motion. Resolution No. 3096 was UNANIMOUSLY ADOPTED.

(f) RESOLUTION NO. 3097

RESOLUTION AUTHORIZING AWARD OF CONTRACT FOR
THE FIXED GRILLS AT FIVE HOUSING PROJECT DEVELOPMENTS
* *

WHEREAS, on September 24, 1987, this Authority advertised for bids for the fixed grills at five housing project developments; and

WHEREAS, on October 6, 1987, three bids were received and publicly opened and read aloud:

Bidder	Bid Amount	
1. Crown Iron	Alt. #1	$220,320.00
	Alt. #2	$191,160.00
2. Nueva Castilla Co.	Alt. #1	$160,857.00
	Alt. #2	$133,641.00
3. Anco Iron Works	Alt. #1	$406,204.40
	Alt. #2	$307,880.40

WHEREAS, the Authority staff has evaluated the low bidder and found the bid to be in compliance with all requirements of the bid proposal; and

WHEREAS, HUD has provided sufficient funding from the Comprehensive Improvement Assistance Program CA 1-913 budget to complete this work;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. That the Executive Director/Secretary is authorized and directed to execute a contract with Nueva Castilla Co.

2. That this contract amount shall not exceed:

   $160,857.00 + 5% contingency = $168,899.85

APPROVED AS TO FORM:

_____
Geraldine L. Chavis, Legal Counsel

Date: _____

Commissioner Westbrook moved to adopt Resolution No. 3097 and Commissioner McNamara seconded the motion. Resolution No. 3097 was UNANIMOUSLY ADOPTED.

RESOLUTION NO. 3098

RESOLUTION AUTHORIZING THE AWARD OF A TERM CONTRACT FOR THE PURCHASE OF WINDOW SHADES IN SUPPORT OF MAINTENANCE OPERATIONS FOR A SIX (6) MONTH PERIOD

* *

WHEREAS, the Authority stocks window shades in the Egbert Avenue warehouse to support maintenance requirements; and

WHEREAS, window shades have been competitively bid and awarded by the HUD Consolidated Purchasing Contract;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

The Executive Director is authorized to award a term contract to the following company in the dollar amount indicated: CLOPAY $6,586.60

APPROVED AS TO FORM:

_____
Legal Counsel

Date: _____

Commissioner Brooks moved to adopt Resolution No. 3098 and Commissioner McNamara seconded the motion. Resolution No. 3098 was UNANIMOUSLY ADOPTED.

RESOLUTION NO. 3099

RESOLUTION AUTHORIZING THE AWARD OF A TERM CONTRACT FOR THE PURCHASE OF FLOOR TILES IN SUPPORT OF MAINTENANCE OPERATIONS FOR A TWELVE (12) MONTH PERIOD

* *

WHEREAS, the Authority stocks floor tiles in the Egbert Avenue warehouse to support maintenance requirements; and

WHEREAS, floor tiles have been competitively bid and awarded by the HUD Consolidated Purchasing Contract;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

The Executive Director is authorized to award a term contract to the following company in the dollar amount indicated: FLOORCRAFT $15,690.11

APPROVED AS TO FORM:

_____
Legal Counsel

Date: _____

Commissioner Miller moved to adopt Resolution No. 3099 and Commissioner Brooks seconded the motion. Resolution No. 3099 was UNANIMOUSLY ADOPTED.

(i) RESOLUTION NO. 3100

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A CONTRACT BETWEEN THE SAN FRANCISCO HOUSING AUTHORITY AND PLEXUS COMPUTERS, INC. FOR THE PROVISION OF COMPUTER HARDWARE MAINTENANCE AND SOFTWARE SUPPORT SERVICES

* *

WHEREAS, on May 28, 1987, the Commission approved Resolution No. 3007 which, in part, authorized the purchase of Plexus computer hardware and operating system software through Automation Research Systems, Ltd.; and

WHEREAS, the computer hardware and operating system software were received on or about September 15, 1987; and

WHEREAS, the warranty on the computer hardware and operating system software expires on November 15, 1987; and

WHEREAS, in order to ensure the long-term viability of the computer hardware and operating system software, the Authority is required to secure comprehensive hardware maintenance and software support services; and

WHEREAS, it is in the best financial and operational interests of the Authority to secure such services from the equipment manufacturer, Plexus Computers, Inc.;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. The Executive Director is authorized to execute a contract with Plexus Computers, Inc. for the provision of comprehensive hardware maintenance and software services for the period November 15, 1987 to November 14, 1988, in an amount not to exceed $22,500.00.

2. This resolution shall become effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

Date: _____

Commissioner Westbrook moved to adopt Resolution No. 3100 and Commissioner Lillian seconded the motion. Resolution No. 3100 was UNANIMOUSLY ADOPTED.

(j) RESOLUTION NO. 3101

RESOLUTION AUTHORIZING A SETTLEMENT OF AN ACTION KNOWN AS WILMA CORTES, WILFREDO CORTES vs. SAN FRANCISCO HOUSING AUTHORITY, A PUBLIC ENTITY, et al. CIVIL ACTION NO. 842 748

* *

WHEREAS, there is presently pending in the Superior Court of the State of California, City and County of San Francisco, an action which is known as Wilma Cortes, Wilfredo Cortes vs. San Francisco Housing Authority, a public entity, et al., Action No. 842 748.

WHEREAS, to avoid further protracted litigation and to facilitate the resolution of the matters in controversy, the plaintiffs in the action, Wilma Cortes, Wilfredo Cortes (Plaintiff) and the defendant the San Francisco Housing Authority, a public entity, et al. (Defendants) have proposed a settlement agreement; and

WHEREAS, it is recognized that it would cost the San Francisco Housing Authority a substantial sum of money and amount of staff time to continue the defense of this litigation through trial; and

WHEREAS, substantial legal fees and staff time could be saved by entering into a Stipulation for Entry of Judgment and Settlement Agreement; and

WHEREAS, representatives of the San Francisco Housing Authority have negotiated in good faith a Settlement Agreement with Plaintiff which amounts to a fair and reasonable resolution of the issues of the lawsuit; and

WHEREAS, by entering into the Settlement Agreement, Defendants would in no way admit that any of the claims of the lawsuit are valid and would specifically declare that said Settlement Agreement is not to be construed as an admission of any liability, wrongdoing or failure on the part of any Defendant;

NOW THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

The Board of Commissioners of the San Francisco Housing Authority hereby authorizes James E. Clay, Executive Director, and its attorneys, to enter into a Settlement Agreement with Plaintiff in San Francisco Superior Court Action No. 842 748 in an amount not to exceed $35,000.00.

APPROVED AS TO FORM:

_____
GERALDINE L. CHAVIS
Legal Counsel

Date: _____

Commissioner Brooks moved to adopt Resolution No. 3101 and Commissioner Miller seconded the motion. Resolution No. 3101 was UNANIMOUSLY ADOPTED.

(k) RESOLUTION NO. 3102

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR
TO PURCHASE PROPERTY INSURANCE
* *

WHEREAS, Section 305, Part Two of the Annual Contributions Contract, dated August 27, 1964 as amended between the Housing Authority of the City and County of San Francisco (the Authority) and the U.S. Department of Housing and Urban Development (HUD) requires the Authority to insure by fire and extended coverage all of its insurable property; and

WHEREAS, the Authority's property insurance coverage was expired; and

WHEREAS, the Authority, through its agents and staff has received quotations for extended and fire coverage for all of its properties as outlined in Exhibit A; and

WHEREAS, the quotes are reasonable under the current market conditions and the terms of coverage will meet the federal requirements;

NOW THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to place fire and extended coverage for all the Authority's property buildings for a premium not to exceed $478,240 with the National Union, New York Marine and General Insurance Companies.

2. This resolution take effect immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

Date: _____

Commissioner Brooks moved to adopt Resolution No. 3102 and Commissioner Miller seconded the motion. Resolution No. 3102 was UNANIMOUSLY ADOPTED.

(1) RESOLUTION NO. 3103

RESOLUTION RESCINDING RESOLUTION NO. 3048
AND RE-AWARDING A CONSTRUCTION CONTRACT FOR
THE REHABILITATION OF THE HEATING PLANT AT
CAL 1-19(1), 990 PACIFIC AVENUE
* *

WHEREAS, on July 13, 1987, this Authority advertised for bids for 990 Pacific Avenue, CAL 1-19(1), to rehabilitate the heating plant at that project; and

WHEREAS, on July 29, 1987, the following bids were received and publicly opened and read aloud:

Bidder	Bid Amount
Ayoob & Peery Plumbing Co., Inc.	$85,950.00
Bay Area Mechanical & Engineering	$85,130.00
Power Engineering & Boiler, Inc.	$50,164.00

WHEREAS, the Authority staff has evaluated the low bid and found the bid to be in compliance with all requirements of the bid proposal; and

WHEREAS, the low bidder was not able to provide this Authority with the required performance/payment bonds; and

WHEREAS, the next low bidder, Bay Area Mechanical Engineering, Inc., is willing to perform the work as specified for the bid amount submittal; and

WHEREAS, HUD agreed to provide sufficient funding from the CA-1-910 Comprehensive Improvement Assistance Program allocation to complete this work;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. That Resolution No. 3048 is hereby rescinded.

2. That the Executive Director/Secretary is authorized to execute a contract with the second low bidder, Bay Area Mechanical & Engineering, Inc., on behalf of this Authority for this work.

3. That this contract amount, including a 15% construction contingency, shall not exceed $97,900.00.

   $85,130 (Bid Amount) + $12,770 (15% contingency) = $97,900

APPROVED AS TO FORM:

_____
Geraldine L. Chavis, Legal Counsel

Date: _____

Commissioner Miller moved to adopt Resolution No. 3013 and Commissioner Lillian seconded the motion. Resolution No. 3013 was UNANIMOUSLY ADOPTED.

(m) RESOLUTION NO. 3104

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A PURCHASE ORDER WITH SEARS CONTRACT SALES FOR THE PROVISION OF REFRIGERATORS, GAS STOVES AND APPROPRIATE APPLIANCE HOOK-UPS

* *

WHEREAS, on April 22, 1982, the Commission approved Resolution No. 2454 authorizing the sale of refrigerators and gas stoves to residents of public housing; and

WHEREAS, refrigerators and gas stoves must be purchased during Fiscal Year 1987-1988 to support the sale of appliances to residents of public housing; and

WHEREAS, said appliances can be purchased from Sears Contract Sales through a Department of Housing and Urban Development Consolidated Supply Contract; and

WHEREAS, funding for the purchase of said appliances was approved by the Commission on May 14, 1987, as part of the Authority's operating budget for Fiscal Year 1987-1988;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to execute a purchase order with Sears Contract Sales for the provision of refrigerators, gas stoves and appropriate appliance hook-ups for the period October 1, 1987 through September 30, 1988, in an amount not to exceed $500,000.00.

2. This resolution shall be effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

Date: _____

Commissioner Miller moved to adopt Resolution No. 3014 and Commissioner Westbrook seconded the motion. Resolution No. 3104 was UNANIMOUSLY ADOPTED.

VISITORS: Mr. Clay called [illegible] ...ic wished
to address the Commission: T[illegible] ...unit
needs painting; Jan Allen - [illegible] ...rance on
the televisions in the soci[illegible] ...ma which
were stolen and also questio[illegible]
Clementina; Jewel Green, Hun[illegible] ...arded up
units could be rented out "a[illegible]

12. ADJOURNMENT:

There being no further busin[illegible] ...ession,
the meeting of October 22, 1[illegible] ...m.

President

James E. Clay

JAMES E. CLAY
Executive Director/Secretary

+
65
+
2/87

SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

DOCUMENTS DEPT.

NOV 18 1987

SAN FRANCISCO
PUBLIC LIBRARY

NOVEMBER 9, 1987

P U B L I C N O T I C E

THE REGULARLY SCHEDULED MEETING OF THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO WILL BE HELD AT 4:00 P.M., THURSDAY, NOVEMBER 12, 1987 IN THE COMMISSION ROOM AT 440 TURK STREET, SAN FRANCISCO, CALIFORNIA.

JAMES E. CLAY
Secretary/Executive Director

JEC:gb

SF
165
1
12/87

REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY
COMMISSION WILL BE HELD ON THURSDAY, NOVEMBER 12, 1987
4:00 P.M., 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

T E N T A T I V E A G E N D A

* * * * * * * * * * * * * * * * *

1. ROLL CALL:

   James G. Fussell, Jr., President
   Reverend Harry Chuck, Vice President
   Betty Brooks, Commissioner
   Elouise Westbrook, Commissioner
   L. Kirk Miller, Commissioner
   James McNamara, Commissioner
   Lewis Lillian, Commissioner

DOCUMENTS DEPT.
NOV 18 1987
SAN FRANCISCO
PUBLIC LIBRARY

2. VISITORS:

3. APPROVAL OF AGENDA:

4. APPROVAL OF MINUTES:

5. GENERAL COMMUNICATIONS:

6. REPORT OF SECRETARY:

   Reseating of Commissioner James McNamara

7. COMMITTEE REPORT:

8. REPORT OF COUNSEL:

9. TENANT REPRESENTATIVE REPORT:

10. UNFINISHED BUSINESS:

11. NEW BUSINESS:

   (a) Resolution - of Commendation to Commissioner Joan San Jule

   (b) Resolution - Designating 1353-1357 Eddy Street as the Joan San Jule Apartments

   (c) Resolution - Authorizing Commissioner L. Kirk Miller to Travel to Various NAHRO National Commissioners Committee Meetings to be Held in 1988

   (d) Resolution - Authorizing the Modification of Those Provisions of the Personnel Policies and Procedures, and the Memorandum of Understanding with Service Employees International Union Local 790 Relating to the Accrual of Sick Leave

   (e) Resolution - Authorizing the Final Close-Out of Section 23 Leased Housing Program Annual Contributions Contract SF-268

NEW BUSINESS (Cont.)

(f) Resolution - Approving Consolidated Annual Contributions Contract, Amendment No. 71, Contract No. SF-255 Adding Project No. CA39-P001-042

(g) Resolution - Authorizing the Service Contract with American Draperies

(h) Staff Report - Maintenance Operations Division: Vacant Unit Repairs and Glazing

(i) Staff Report - Facilities Management Division: Projects Under Development

12. ADJOURNMENT:

JAMES E. CLAY
Secretary/Executive Director

F
5
3
12/87

HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

[MINUTES]

Regular Meeting Held:
Thursday, November 12, 1987

440 Turk Street
San Francisco, CA

The Housing Authority of the City and County of San Francisco met in regular session at 440 Turk Street, San Francisco, California on Thursday, November 12, 1987 at 4:00 p.m.

1. ROLL CALL:

The meeting was called to order by President Fussell at 4:00 p.m.

Roll Call found the following members to be:

PRESENT: James G. Fussell, Jr., President
Reverend Harry Chuck, Vice President
Betty Brooks, Commissioner
Elouise Westbrook, Commissioner
L. Kirk Miller, Commissioner
James McNamara, Commissioner
Lewis Lillian, Commissioner

DOCUMENTS DEPT.
NOV 23 1987
SAN FRANCISCO
PUBLIC LIBRARY

A quorum was present.

ALSO PRESENT: James E. Clay, Executive Director
Patricia A. Hall, Assistant Legal Counsel

2. VISITORS:

Jan Allen, 330 Clementina
Mary Lou McAlister, Valencia Gardens Senior Citizens

3. APPROVAL OF AGENDA:

Mr. Clay requested an addition to the agenda under new business as item: (h) Resolution Authorizing the Executive Director to Travel to Washington, D.C., November 16, 1987 to Meet with the Department of Housing and Urban Development Officials and Officials of Automation Research Systems, Limited for a Technical Review of the Program.

Commissioner Brooks moved to approve the agenda of November 12, 1987, as amended, and Commissioner Westbrook seconded the motion. The amended agenda of November 12, 1987 was UNANIMOUSLY APPROVED.

4. APPROVAL OF MINUTES:

Commissioner Miller moved to approve the minutes of October 22, 1987 and Commissioner Brooks seconded the motion. The minutes of October 22, 1987 were UNANIMOUSLY APPROVED.

5. GENERAL COMMUNICATIONS:

Mr. Clay called attention to the memo sent to the Mayor (with copies fo the Commission) regarding some of the problems the staff has had on the properties with drug dealers. There was a meeting in Hunters Point Tuesday night with the Community Relations Bureau of the Police Department. Another meeting has been scheduled on November 18 with the Chief of Police to talk about some of the problems that was indicated in that letter.

Mr. Clay stated that he would keep the Commission advised. Commissioners Brooks and Lillian expressed that they would like to attend this meeting.

6. REPORT OF SECRETARY:

Reseating of Commissioner McNamara - The Secretary reported that documents have been received from the Mayor's office regarding the reappointment of Commissioner James McNamara to the Commission. Vice President Chuck moved to accept the documents and Commissioner Brooks seconded the motion. The motion was UNANIMOUSLY ADOPTED. Commissioner Miller moved to reseat James McNamara to the Commission and Commissioner Brooks seconded the motion. The motion was UNANIMOUSLY ADOPTED. The Commissioners extended their congratulations to Commissioner McNamara upon his reappointment.

The Report of Secretary has been submitted in written form.

Mr. Clay noted that the next regularly scheduled meeting of the Commission is being cancelled because it falls on Thanksgiving and is rescheduled to Monday, November 30, 1987.

7. COMMITTEE REPORT:

Site and Design Committee - Commissioner Miller stated that the Site and Design Committee met and followed up on the status of permits for Plaza West.

Tenant Relations Committee - Commissioner Brooks stated that the Tenant Relations Committee met November 4. The tenants are asking for assistance with election of officers -- would like flyers distributed; also requesting training workshops, on how to run a meeting, how to organize, etc.

8. REPORT OF COUNSEL:

The Report of Counsel has been submitted in written form.

9. TENANT REPRESENTATIVE REPORT:

None.

10. UNFINISHED BUSINESS:

None

11. NEW BUSINESS:

(a) RESOLUTION NO. 3105

RESOLUTION OF COMMENDATION TO
COMMISSIONER JOAN SAN JULE FOR SERVICES
TO THE SAN FRANCISCO HOUSING AUTHORITY
* * * * * * * * * * * * * * * * * * * *

WHEREAS, Ms. Joan M. San Jule was appointed on April 11, 1973 by Mayor Joseph Alioto to serve as a Commissioner of the San Francisco Housing Authority; and

WHEREAS, during her tenure as Commissioner and as President of the Board of Commissioners, she faithfully and diligently discharged her duties; and

WHEREAS, Commissioner San Jule has earned the abiding respect and affection of the Commission and the staff of this Authority for her loyalty to the principles of public service;

NOW, THEREFORE, BE IT RESOLVED THAT THE COMMISSION OF THE SAN FRANCISCO HOUSING AUTHORITY deems it proper and fitting that it hereby extends to Ms. Joan San Jule its deepest appreciation for these valued services.

/s/ James G. Fussell, Jr.
James G. Fussell, Jr.
President

/s/ Harry Chuck
Reverend Harry Chuck
Vice President

/s/ Betty Brooks
Betty Brooks, Commissioner

/s/ Elouise Westbrook
Elouise Westbrook, Commissioner

/s/ L. Kirk Miller
L. Kirk Miller, Commissioner

/s/ James McNamara
James McNamara, Commissioner

/s/ Lewis Lillian
Lewis Lillian, Commissioner

/s/ James E. Clay
James E. Clay
Secretary/Executive Director

Commissioner Westbrook moved to adopt Resolution No. 3105 and Vice President Chuck seconded the motion. Resolution No. 3105 was UNANIMOUSLY ADOPTED.

President Fussell asked Commissioner San Jule to come forward and receive her plaque, corsage and the resolution. He also introduced the next resolution.

(b) RESOLUTION NO. 3106

RESOLUTION DESIGNATING 1353-1357 EDDY STREET
AS THE JOAN SAN JULE APARTMENTS
* *

WHEREAS, Ms. Joan M. San Jule was appointed on April 11, 1973 by Mayor Joseph Alioto to serve as a Commissioner of the San Francisco Housing Authority; and

WHEREAS, as a Commissioner of the San Francisco Housing Authority for the past 14-1/2 years, Ms. San Jule has always expressed great concern for the well-being of the residents of public housing; and

WHEREAS, the Authority is in the process of rehabilitating eight units at 1353-1357 Eddy Street which will be ready for occupancy in February 1988; and

WHEREAS, the Board of Commissioners deems that it will be a fitting honor and appropriate recognition to designate 1353-1357 Eddy Street as the Joan San Jule Apartments to thank Commissioner San Jule for her long term service and the contributions that she has made to this Authority;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The 1353-57 Eddy Street Development be designated as the JOAN SAN JULE APARTMENTS.

2. This resolution is effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

Dated: _____

Vice President Chuck moved to adopt Resolution No. 3106 and Commissioner Brooks seconded the motion. Resolution No. 3106 was UNANIMOUSLY ADOPTED.

Commissioner San Jule thanked everyone for their thoughtfulness and stated that she would miss everybody. She is grateful for the opportunity to have helped in some small way provide housing to the 20,000 residents of public housing. Commissioner San Jule further stated that she will always be a friend of this agency and will help in whatever way she can.

The Commission and audience applauded Commissioner San Jule.

(c) RESOLUTION NO. 3107

RESOLUTION AUTHORIZING COMMISSIONER L. KIRK MILLER TO TRAVEL TO VARIOUS NAHRO NATIONAL COMMISSIONERS COMMITTEE MEETINGS TO BE HELD IN 1988

* *

WHEREAS, the San Francisco Housing Authority is a member of the National Association of Housing and Redevelopment Officials (NAHRO); and

WHEREAS, Commissioner L. Kirk Miller has been appointed to NAHRO's National Commissioners Committee; and

WHEREAS, NAHRO's National Commissioners Committee will be in contact with national elected officials who produce legislation and approve funding for public housing; and

WHEREAS, the meetings for NAHRO National Commissioners Committee are scheduled to be held as follows:

February 1-3, 1988	Washington, D.C.
July 1988	Undetermined
September 24-25, 1988	New York, N.Y.

WHEREAS, the Commission and the Authority deem that the attendance of Commissioner L. Kirk Miller to NAHRO's National Commissioners Committee meetings is important to the Authority's conduct of its low rent housing programs;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. Commissioner L. Kirk Miller is authorized to travel to the aforementioned meetings.

2. Travel be in conformance with the rules and regulations of the travel policy of this Authority.

3. This resolution shall become effective immediately.

APPROVED AS TO FORM:

_____

GERALDINE L. CHAVIS, Legal Counsel

Date: _____

Commissioner McNamara moved to adopt Resolution No. 3107 and Vice President Chuck seconded the motion. Resolution No. 3107 was UNANIMOUSLY ADOPTED.

(d) RESOLUTION NO. 3108

RESOLUTION AUTHORIZING THE MODIFICATION OF THOSE PROVISIONS OF THE PERSONNEL POLICIES AND PROCEDURES, AND THE MEMORANDUM OF UNDERSTANDING WITH SERVICE EMPLOYEES INTERNATIONAL UNION LOCAL 790 RELATING TO THE ACCRUAL OF SICK LEAVE

* *

WHEREAS, Policy No. III-023, Section C3 of the current Personnel Policies and Procedures, and Article V, Section 3C of the current Memorandum of Understanding between the Authority and SEIU Local 790 contain provisions which limit the accrual of sick leave to a maximum of 130 days; and

WHEREAS, in approving the Personnel Policies and Procedures and the Memorandum of Understanding with SEIU Local 790, it was not the intent of the Commission to encourage the useage of sick leave by establishing provisions which limit the amount of sick leave which can be accrued;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. Policy No. III-023, Section C3 of the Personnel Policies and Procedures is hereby modified to eliminate those provisions which relate to the maximum accrual of sick leave.

2. The Executive Director, or his designee, is hereby authorized to meet and confer with representatives of SEIU Local 790 for the purpose of modifying Article V, Section 3C of the Memorandum of Understanding to eliminate those provisions which relate to the maximum accrual of sick leave.

3. This resolution shall become effective immediately.

APPROVED AS TO FORM:

_____
GERALDINE L. CHAVIS, Legal Counsel

Date: _____

Vice President Chuck moved to adopt Resolution No. 3108 and Commissioner Lillian seconded the motion. Resolution No. 3108 was UNANIMOUSLY ADOPTED.

(e) RESOLUTION NO. 3109

RESOLUTION AUTHORIZING THE FINAL CLOSE-OUT
OF SECTION 23 LEASED HOUSING PROGRAM
ANNUAL CONTRIBUTIONS CONTRACT SF-268
PROJECT NO. CAL 1-25
* *

WHEREAS, the Housing Authority of the City and County of San Francisco (herein called the "Local Authority") by Resolution No. 1525 dated October 20, 1966, entered into an Annual Contributions Contract (as amended) on October 28, 1966; and

WHEREAS, the Local Authority has completed the close-out of the Section 23 Leased Housing Program and the close-out was conducted in accordance with HUD Regulations, Reference: Notice H81-5, Financial Close-Out and Termination of Section 23 Leased Housing Program; and

WHEREAS, the Commission has examined the Books of Account and Records of the Section 23 Leased Housing Program and has determined that there were no outstanding obligations or receivables except for the excess cash payable to HUD;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director be authorized to notify HUD for the final close-out of Section 23 Leased Housing Program, Annual Contributions Contract SF-268.

2. The Executive Director be authorized to approve payment for the payback of the remaining excess cash of Section 23 Leased Housing Program to HUD.

3. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

_____
GERALDINE CHAVIS, LEGAL COUNSEL

DATED: _____

Commissioner Brooks moved to adopt Resolution No. 3109 and Vice President Chuck seconded the motion. Resolution No. 3109 was UNANIMOUSLY ADOPTED.

(f) RESOLUTION NO. 3110

RESOLUTION AUTHORIZING THE EXECUTION OF AMENDMENT NO. 71 TO ANNUAL CONTRIBUTIONS CONTRACT NO. SF-255 PROVIDING FOR THE DEPOSIT OF MONIES UNDER A GENERAL DEPOSITARY AGREEMENT AND THE ISSUANCE OF PROJECT LOAN NOTES AND PERMANENT NOTES ADDING PROJECT NO. CA39-P001-042

* *

The Housing Authority of the City and County of San Francisco (herein called the "Local Authority") proposed (1) to enter into an amendment to the existing Annual Contributions Contract (herein called the "Amendment") with the United States of America (herein called the "Government"); (2) to provide for the deposit of monies pursuant to a General Depositary Agreement; and (3) to authorize the issuance of its notes as evidence of advances to be made to the Local Authority pursuant to the Contract as amended, all with respect to any "Project" as defined in the Contract, as amended, and which at any time now or hereafter is incorporated under the terms of such Contract, as amended.

BE IT RESOLVED BY THE LOCAL AUTHORITY, AS FOLLOWS:

Section 1. The Amendment to the Annual Contributions Contract is hereby approved and accepted and the President or Vice President is hereby authorized and directed to execute three counterparts of the Amendment on behalf of the Local Authority, and the Secretary is hereby authorized to impress and attest the official seal of the Local Authority on each such counterpart and to forward such executed counterparts, or any of them to the Government together with such other documents evidencing the approval and authorizing the execution thereof as may be required by the Government.

Section 2. The Imperial Bank and the Local Authority have previously entered into a General Depositary Agreement, form HUD 5911A dated April 2, 1984 which provides for the deposit of specified monies of ". . . one or more additional low rent housing projects . . .". The Local Authority hereby determines that pursuant to the terms of the Agreement the aforenamed Bank shall be the Depositary for the project established under this Amendment.

Section 3. The Executive Director is hereby authorized to file with the Government from time to time, as monies are required, requisitions together with the necessary supporting documents requesting advances to be made on account of the loan provided in the Contract, as amended, and the proper officers of the Local Authority shall prepare, execute and deliver to the Government Notes hereinafter authorized and shall accept payment therefor from the Government in cash and/or exchange for other Notes of the Local Authority, and such persons are authorized to do and perform all other things and acts required to be done or performed in order to obtain such advances. Cash proceeds from the sale of all Notes shall be deposited and disbursed only in accordance with the provisions of the Contract, as amended.

Section 4. (A) In order to provide monies to finance the Development Cost of each Project and to refund, renew, extend or substitute for any Project Loan Notes (in the contract called "Advance Notes") or Permanent Notes by this Resolution authorized to be issued (or any such notes by any other resolution authorized to be issued and which are outstanding, or on deposit for delivery pending payment therefor, as of the date this Resolution becomes effective), or for any Project Notes (in the Contract called "Temporary Notes") issued by the Local Authority in anticipation of the delivery of Project Loan or Permanent Notes of the Local Authority in an aggregate principal amount

outstanding at any one time (whether authorized by this Resolution or any other resolution authorizing the issuance of Project Loan or Permanent Notes) equal to the Maximum Development Cost (or the Actual Development Cost if such amount has been determined) of each Project, less the sum of (1) the principal amount of Bonds issued to finance such Development Cost and (2) the principal amount of Project Loan, Permanent, or Project Notes issued to finance such Development Cost and which has then been retired from funds other than the proceeds of any loan obtained by the Local Authority.

(B) Each such Note shall bear interest and be payable in the form and manner prescribed by the Contract and this Resolution; shall be signed in the name of the Local Authority by the President or Vice President; shall have the official seal of the Local Authority impressed thereon and attested by the Secretary. Each Project Loan Note shall be in substantially the form of Form HUD-9204 and each Permanent Note shall be in substantially the form of Form HUD-52250, each of which form is incorporated herein by reference and made a part hereof. Project Loan Notes and Permanent Notes shall be issued to finance the Development Cost of Non-Permanently Financed Projects and Permanently Financed Projects, respectively.

(C) Each Note issued with respect to any Project shall be a direct and general obligation of the Local Authority, the full faith and credit of which is hereby pledged for the punctual payment of the principal of and interest on such Notes, and together with all other Notes issued pursuant to this Resolution, shall be additionally secured by (1) a first pledge of the annual contributions payable to the Local Authority and authorized to be pledged to such payment pursuant to such payment pursuant to the Contract and (2) by a pledge of and lien on the Residual Receipts of such Project after providing for the payment of Bonds issued in respect to such Project.

(D) As additional security for the equal and ratable payment of the principal of and interest on each Note issued with respect to any Project, together with each other Note issued with respect to such Project, the Local Authority, to the fullest extent permitted by the Laws of the State, hereby pledges, mortgages, conveys and grants unto the Government all property described in the Contract constituting such Project, including that certain real property relating to each such Project and more particularly described in the trust instrument or any amendment thereto as executed and recorded by the Local Authority pursuant to the Contract; provided, that in respect to Permanently Financed Projects the lien of such pledge and mortgage and rights granted and conveyed pursuant to this paragraph shall (1) be junior to the Bonds and junior to the pledge of Residual Receipts securing the Bonds and (2) not be foreclosable until all Bonds shall have been paid and discharged in the manner provided in the Bond Resolutions. If the preceding sentence shall be adjudged by a court of competent jurisdiction to be invalid or ineffective, it is the intention of the Local Authority to be fully obligated under the other provisions of this Resolution and that such judgement shall not impair or invalidate the obligation of the Local Authority to pay the principal of and the interest on each Note from other funds of the Local Authority as herein provided.

Section 5. Whenever the following terms, or any of them, are used in this Resolution, the same, unless the context shall indicate another or different meaning or intent, shall be construed, and are intended to have meanings as follows:

(1) the term "Resolution" shall mean this Resolution.

(2) All other terms used in this Resolution and which are defined in the Contract shall have the respective meanings ascribed thereto in the Contract.

Section 6. All resolutions or parts of resolutions heretofore adopted by the Local Authority which authorize the issuance and/or delivery of Advance, Project Loan or Permanent Notes pursuant to the Contract are hereby repealed: Provided, however, that such repeal shall in no way affect the validity of Advance, Project Loan or Permanent Notes issued pursuant to said resolutions which are outstanding or on deposit for delivery pending payment therefor on the date this Resolution become effective: Provided further, that the Project Loan Notes authorized by this Resolution shall be exchanged for any Advance Notes heretofore issued pursuant to any previous resolution.

Section 7. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

_____
Counsel

Date: _____

Commissioner McNamara moved to adopt Resolution No. 3110 and Vice President Chuck seconded the motion. Resolution No. 3110 was UNANIMOUSLY ADOPTED.

(g) RESOLUTION NO. 3111

RESOLUTION AUTHORIZING A SERVICE CONTRACT
WITH AMERICAN DRAPERIES
* *

WHEREAS, the Authority awarded a contract with American Draperies to supply all equipment, personnel, and material needed in order to furnish, repair, and install draperies throughout the Housing Authority developments as requested; and

WHEREAS, this contract shall be in effect from October 1, 1987 to September 30, 1988 on a fiscal year basis, and may at the Authority's option be renewed on either a monthly or fiscal year basis not to exceed three years or until September 30, 1990.

NOW THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. That the Executive Director of this Authority is authorized to renew for a one (1) year period service contract in the amount listed below:

Routine repair or replacement	$ 2,000
Vacate units	8,000
	$10,000

APPROVED AS TO FORM:

_____
Legal Counsel

_____
Date

Commissioner Brooks moved to adopt Resolution No. 3111 and Commissioner McNamara seconded the motion. Resolution No. 3111 was UNANIMOUSLY ADOPTED.

(h) RESOLUTION NO. 3112

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO TRAVEL TO WASHINGTON D.C., NOVEMBER 16, 1987 TO MEET WITH THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT OFFICIALS AND OFFICIALS OF AUTOMATION RESEARCH SYSTEMS, LIMITED FOR A TECHNICAL REVIEW OF THE PROGRAM

* *

WHEREAS, the Department of Housing and Urban Development agreed to permit the San Francisco Housing Authority to reprogram Comprehensive Improvement Assistance Program funds to purchase the necessary equipment to move to a micro-P.C., based computer system which will lead to the integrated system this Authority needs in order to operate efficiently and effectively; and

WHEREAS, a meeting is scheduled in Washington, D.C., on November 16, 1987 for the purpose of conducting a technical review of the contract for the development of an information system for this Authority; and

WHEREAS, this Authority deems that the attendance of the Executive Director to this meeting with Housing and Urban Development Officials and officials of Automation Research Systems is important to the Authority's conduct of its low-rent housing program;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. That travel to Washington, D.C., by the Executive Director for the purpose of attending the meeting is hereby approved;

2. That travel be in conformance with the rules and regulations of the travel policy of this Authority.

3. That this resolution shall become effective immediately.

APPROVED AS TO FORM:

_____
GERALDINE L. CHAVIS, Legal Counsel

Date: _____

Commissioner Westbrook moved to adopt Resolution No. 3112 and Commissioner Brooks seconded the motion. Resolution No. 3112 was UNANIMOUSLY ADOPTED.

(i) STAFF REPORT - MAINTENANCE OPERATIONS DIVISION:
VACANT UNIT REPAIRS AND GLAZING

Mr. Clay called on Marcus Dasher, Director of Maintenance Operations, to highlight some of the areas in his written report on Vacant Units and Glazing. Mr. Dasher briefly reviewed the Comprehensive Maintenance Program; the Turnaround of Vacant Units under the Rehabilitation Branch; and the Targeted Project Maintenance Program.

(j) STAFF REPORT - FACILITIES MANAGEMENT DIVISION:
PROJECTS UNDER DEVELOPMENT

Mr. Clay called on Al Nelson, Director of Facilities Management, to highlight some of the areas in his written report on Projects Under Development in the Facilities Management Division. Mr. Nelson listed the major projects under his Division including Plaza West, Alemany and 345 Hermann Street.

The Commission thanked Mr. Dasher and Mr. Nelson for their informative reports.

VISITORS: Jan Allen, 330 Clementina - Card key system at Clementina does not always work the first time. Mary McAlister, Valencia - outside lights at 344 Valencia flickering and vibrating and making a lot of noise; also smoke dectector alarm in her unit keeps going off.

12. ADJOURNMENT:

There being no further business to come before the Commission, the meeting of November 12, 1987 was adjourned at 5:35 p.m. Following the regular Commission meeting, the Commission went into Executive Session.

JAMES G. FUSSELL, JR., President

James E. Clay

JAMES E. CLAY
Executive Director/Secretary

SF
165
4
11/16/87
cel

SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

November 19, 1987

DOCUMENTS DEPT.
NOV 23 1987
PUBLIC LIBRARY

PUBLIC NOTICE [CANCELLATION]

Due to the Thanksgiving Holiday, the regularly scheduled meeting of the Commission will not be held on Thursday, November 26, 1987.

All pending matters will be discussed at the next Commission meeting to be held Monday, November 30, 1987, at 4:00 p.m., 440 Turk Street, San Francisco, California.

James E. Clay
Executive Director/Secretary

JEC:gb

CF
165
4
30/87

SAN FRANCISCO HOUSING AUTHORITY
440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

DOCUMENTS DEPT.
DEC 3 1987
SAN FRANCISCO
PUBLIC LIBRARY

November 19, 1987

PUBLIC NOTICE

Due to the Thanksgiving Holiday, the regularly scheduled meeting of the Commission will not be held on Thursday, November 26, 1987.

All pending matters will be discussed at the next Commission meeting to be held Monday, November 30, 1987, at 4:00 p.m., 440 Turk Street, San Francisco, California.

James E. Clay
Executive Director/Secretary

JEC:gb

F
65
1
30/87

REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION WILL BE HELD ON MONDAY, NOVEMBER 30, 1987 4:00 P.M., 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

T E N T A T I V E A G E N D A

* * * * * * * * * * * * * * * * * *

1. ROLL CALL:

   James G. Fussell, Jr., President
   Reverend Harry Chuck, Vice President
   Betty Brooks, Commissioner
   Elouise Westbrook, Commissioner
   L. Kirk Miller, Commissioner
   James McNamara, Commissioner
   Lewis Lillian, Commissioner

DOCUMENTS DEPT.
DEC 3 1987
SAN FRAN... PUBLIC L... ...RY

2. VISITORS:

3. APPROVAL OF AGENDA:

4. APPROVAL OF MINUTES:

5. GENERAL COMMUNICATIONS:

6. REPORT OF SECRETARY:

7. COMMITTEE REPORT:

8. REPORT OF COUNSEL:

9. TENANT REPRESENTATIVE REPORT:

10. UNFINISHED BUSINESS:

11. NEW BUSINESS:

   (a) Resolution - Authorizing the Executive Director to Execute a Purchase Order for the Close-out Payment of Leased Maintenance Vehicles

   (b) Resolution - Authorizing the Executive Director to Execute a Purchase Order for the Buy-out of Twenty-One (21) Maintenance Vehicles

   (c) Resolution - Authorizing the Establishment of a Consolidated Policy for the Use of Operating Reserves of All Section Eight Leased Housing Programs Under Annual Contributions Contract No. SF-618

   (d) Resolution - Authorizing Award of Contract for the Water Heater Replacement at Project CAL 1-3, Sunnydale

   (e) Resolution - Authorizing Award of Contract for the Heating System Upgrade at CAL 1-4, Valencia Gardens

   (f) Resolution - Authorizing Award of Contract for the Rehabilitation of Hot Water Heaters at Project CAL 1-10, Potrero Annex

NEW BUSINESS (cont.)

(g) Resolution - Authorizing Award of Contract for Boiler Plant Rehabilitation at CAL 1-11, North Beach

(h) Resolution - Authorizing Award of Contract for the Boiler and Heating System Rehabilitation at CAL 1-15, Ping Yuen

(i) Resolution - Authorizing Award of Contract for the Rehabilitation of Heating Systems at CAL 1-18(7), Hayes Valley Site B & C

(j) Resolution - Authorizing Award of Contract for the Heating System Upgrade at CAL 1-18(13) Mission Dolores

(k) Resolution - Authorizing Award of Contract for the Heating Plant Rehabilitation Project CAL 1-20, 3850-18th Street

(l) Resolution - Authorizing Award of Contract for the Heating Plant Rehabilitation at CAL 1-21, 320 and 330 Clementina Towers

(m) Resolution - Authorizing Award of Contract for the Heating System Upgrade at CAL 1-27, 350 Ellis Street

(n) Resolution - Authorizing Award of Contract for the Heating Plant Rehabilitation at CAL 1-29, 345 Arguello Boulevard

(o) Resolution - Authorizing Award of Contract for the Heating System Upgrade at CAL 1-32, 1760 Bush

(p) Resolution - Authorizing Award of Contract for the Heating System Upgrade at Project CAL 1-35, 2698 California Street

(q) Resolution - Authorizing Award of Contract for the Boilers and Heating System Rehabilitation at CAL 1-39A, 939 Eddy Street

(r) Resolution - Authorizing Award of Contract for the Emergency and Security Lighting at Bernal Dwellings CAL 1-5, Mission Dolores CAL 1-18(13), 666 Ellis CAL 1-28 and 4101 Noriega CAL 1-34

(s) Resolution - Authorizing Award of Contract for the Emergency and Security Lighting at CAL 1-15, 1-18(6), 1-19(1) and 1-36, 1-39(A), 1-39(B), Ping Yuen, Ping Yuen North, 990 Pacific, 227 Bay Street, 939-951 Eddy Street

(t) Resolution - Authorizing Award of Contract for the Emergency and Security Lighting at CAL 1-18(1), John F. Kennedy Towers; CAL 1-18(10) Woodside Gardens (Rebid); CAL 1-21, 320/330 Clementina Towers (Rebid); CAL 1-29, Arguello Boulevard; CAL 1-30, 345 Hermann Street; CAL 1-31, 25 Sanchez Street; CAL 1-35, 2698 California Street; CAL 1-37, 491 - 31st Avenue

12. ADJOURNMENT:

James E. Clay

JAMES E. CLAY
Secretary/Executive Director

SF
H65
.1 3
11/20/87

HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Minutes

Regular Meeting Held:
Monday, November 30, 1987

440 Turk Street
San Francisco, CA

The Housing Authority of the City and County of San Francisco met in regular session at 440 Turk Street, San Francisco, California on Monday, November 30, 1987 at 4:00 p.m.

1. ROLL CALL:

The meeting was called to order by Vice President Chuck at 4:07 p.m.

Roll Call found the following members to be:

PRESENT: Reverend Harry Chuck, Vice President
Betty Brooks, Commissioner
L. Kirk Miller, Commissioner
James McNamara, Commissioner
Lewis Lillian, Commissioner

DOCUMENTS DEPT.
DEC 9 1987
SAN FRANCISCO
PUBLIC LIBRARY

ABSENT: James G. Fussell, Jr., President
Elouise Westbrook, Commissioner

A quorum was present.

ALSO PRESENT: James E. Clay, Executive Director
Patricia A. Hall, Assistant Legal Counsel

2. VISITORS:

3. APPROVAL OF AGENDA:

Commissioner Brooks moved to approve the agenda of November 30, 1987 and Commissioner McNamara seconded the motion. The agenda of November 30, 1987 was UNANIMOUSLY APPROVED.

4. APPROVAL OF MINUTES:

Commissioner Miller moved to approve the minutes of November 12, 1987 and Commissioner Brooks seconded the motion. The minutes of November 12, 1987 were UNANIMOUSLY APPROVED.

5. GENERAL COMMUNICATIONS:

None

6. REPORT OF SECRETARY:

The Report of Secretary has been submitted in written form.

7. COMMITTEE REPORT:

Finance Committee - Vice President Chuck reported that the Finance Committee met prior to this meeting and reviewed the policy for use of operating reserves of all Section 8 Leased Housing Programs. A revision has been made to that resolution which has been distributed.

8. REPORT OF COUNSEL:

The Report of Counsel has been distributed in written form.

9. TENANT REPRESENTATIVE REPORT:

None.

10. UNFINISHED BUSINESS:

None

11. NEW BUSINESS:

For the purpose of the discussion and the vote items (a) and (b) were combined.

(a) RESOLUTION NO. 3113

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A PURCHASE ORDER WITH AMERICAN INTERNATIONAL LEASING FOR THE CLOSE-OUT PAYMENT FOR LEASED VEHICLES

* *

WHEREAS, the Authority's contract with American International Leasing for the lease of forty-three (43) administrative and maintenance vehicles has expired; and

WHEREAS, because of the insurance coverages mandated by vehicle lessors, it has been determined that it is not in the best financial interest of the Authority to continue the practice of leasing vehicles; and

WHEREAS, the Administrative Services Division has developed a vehicle purchase program which will allow the replacement of Authority vehicles on a six (6) year cycle; and

WHEREAS, as part of the vehicle purchase program, arrangements have been made with American International Leasing for the purchase of twenty-one (21) of the forty-three (43) leased vehicles;

WHEREAS, funds are available in the Fiscal Year 1987-88 operating budget for the close-out payment of the twenty-two (22) leased vehicles which will not be purchased by the Authority;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to execute a purchase order with American International Leasing for the close-out payment for leased vehicles in an amount not to exceed $21,441.28.

2. This resolution shall become effective immediately.

APPROVED AS TO FORM:

_____

GERALDINE L. CHAVIS, Legal Counsel

Date: _____

(b) RESOLUTION NO. 3114

RESOLUTION AUTHORIZING THE EXECUTE DIRECTOR TO EXECUTE A PURCHASE ORDER WITH AMERICAN INTERNATIONAL LEASING FOR THE PURCHASE OF TWENTY-ONE (21) LEASED MAINTENANCE VEHICLES

* *

WHEREAS, the Authority is required to provide safe and reliable vehicles for use by Maintenance personnel in the performance of routine, preventive and emergency maintenance activities; and

WHEREAS, the Administrative Services Division has identified twenty-one (21) maintenance vehicles, currently being leased by the Authority, which, through diagnostic evaluation, have been determined to be mechanically sound and in good operating condition; and

WHEREAS, the lessor, American International Leasing, recognizing that the leases on these vehicles has expired, has formally indicated its willingness to sell these vehicles to the Authority; and

WHEREAS, funds are available in the Fiscal Year 1987-88 operating budget for the purchase of these vehicles;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. The Executive Director is authorized to execute a Purchase Order with American International Leasing for the purchase of twenty-one (21) maintenance vehicles in an amount not to exceed $81,259.50.

2. This resolution shall become effective immediately.

APPROVED AS TO FORM:

_____
GERALDINE L. CHAVIS, Legal Counsel

Date: _____

Commissioner Miller moved to adopt Resolutions No. 3113 and No. 3114 and Commissioner Brooks seconded the motion. Resolutions No. 3113 and No. 3114 were UNANIMOUSLY ADOPTED.

(c) RESOLUTION NO. 3115

RESOLUTION AUTHORIZING THE ESTABLISHMENT OF A CONSOLIDATED POLICY FOR THE USE OF OPERATING RESERVES OF ALL SECTION EIGHT LEASED HOUSING PROGRAMS UNDER ANNUAL CONTRIBUTIONS CONTRACT NO. SF-618

* *

WHEREAS, the Housing Authority of the City and County of San Francisco (herein called the "Local Authority") by Resolution No. 2015 dated December 23, 1975 entered into a Section 8 Annual Contributions Contract, as amended on November 30, 1981 and October 22, 1987; and

WHEREAS, by HUD regulations, Reference: HUD Handbook No. 7420.7, Chapter 8-2 (d), Operating Reserve, describes the purpose of this account and the use of funds credited to this account; and

WHEREAS, the Commission of the Local Authority has adopted Resolution No. 2489 dated October 14, 1982, establishing a policy for the use of funds earned from administering Section 8 Projects under 11-B Tax Exempt Obligations; and

WHEREAS, the Local Authority ~~administration~~ and Commission recognizes that the Administrator of the Section 8 Leased Housing Programs has operated said program effectively and efficiently to be able to credit the operating reserves under the prescribed Administrative Fee; and

WHEREAS, the Local Authority intends to be in compliance with HUD Regulations, and relevant state or local laws for the use of these funds for other housing purposes consistent with state or local laws.

NOW, THEREFORE BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director be authorized to establish and maintain an operating reserve balance of at least Forty Percent (40%) of the prior year total expenditures for each fund to assure the availability of funds to operate each program.

2. That annually, at the discretion of the Commission, the Executive Director be authorized, after year-end settlement, to execute and approve transfer of excess funds from operating reserves to any designated purpose consistent with the state or local laws.

3. This Resolution is effective immediately.

APPROVED AS TO FORM:

_____

GERALDINE CHAVIS, LEGAL COUNSEL

DATED: _____

Commissioner Brooks moved to adopt Resolution No. 3115 and Commissioner Miller seconded the motion. Resolution No. 3115 was UNANIMOUSLY ADOPTED.

For the purpose of the discussion and the vote items (d) through (q) were combined.

(d) RESOLUTION NO. 3116

RESOLUTION AUTHORIZING AWARD OF CONTRACT
FOR THE WATER HEATER REPLACEMENT
AT CAL 1-3, SUNNYDALE
* *

WHEREAS, on September 4, 1987, this Authority advertised for bids for the water heater replacement at CAL 1-3 Sunnydale; and

WHEREAS, on October 6, 1987, three bids were received and publicly opened and read aloud:

	Bidder	Bid Amount
1.	N. V. Heathorn, Inc.	$296,510.00
2.	Ayoob & Peery Plumbing Co., Inc.	$179,535.00
3.	Plus Plumbing and Mechanical	$269,446.00

WHEREAS, the Authority staff has evaluated the low bidder and found the bid to be in compliance with all requirements of the bid proposal; and

WHEREAS, HUD has provided sufficient funding from the Comprehensive Improvement Assistance Program CA-1-912 Budget to complete this work;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. That the Executive Director/Secretary is authorized and directed to execute a contract with Ayoob and Peery Plumbing Co., Inc.

2. That this contract amount shall not exceed:

   $179,535.00 + 6% contingency = $189,535.00 *

   *Rounded off to the nearest whole number

APPROVED AS TO FORM:

_____
GERALDINE L. CHAVIS, Legal Counsel

Date: _____

(e) RESOLUTION NO. 3117

RESOLUTION AUTHORIZING AWARD OF CONTRACT
FOR THE REHABILITATION OF HEATING SYSTEMS
AT CAL 1-4, VALENCIA GARDENS APARTMENTS
* *

WHEREAS, on October 19, 1987, this Authority advertised for bids for the Rehabilitation of Heating Systems at CAL 1-4, Valencia Gardens Apartments; and

WHEREAS, on October 19, 1987, two bids were received and publicly opened and read aloud:

Bidder	Bid Amount
1. O'Brien Mechanical Inc.	$558,000.00
2. Ayoob & Peery Plumbing Company	$565,000.00

WHEREAS, the Authority staff has evaluated the low bidder and found the bid to be in compliance with all requirements of the bid proposal; and

WHEREAS, HUD has provided sufficient funding from the Comprehensive Improvement Assistance Program CA-1-912 Budget to complete this work; and

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. That the Executive Director/Secretary is authorized and directed to execute a contract with O'Brien Mechanical Inc.

2. That this contract amount shall not exceed:

   $558,000.00 + 8% contingency = $600,000.00 *

   * Rounded off to nearest whole number

APPROVED AS TO FORM:

_____
GERALDINE L. CHAVIS, Legal Counsel

Date: _____

(f) RESOLUTION NO. 3118

RESOLUTION AUTHORIZING AWARD OF CONTRACT FOR
THE REHABILITATION OF DOMESTIC HOT WATER HEATERS
AT CAL 1-10, POTRERO ANNEX
* *

WHEREAS, on October 26, 1987, this Authority advertised for bids for the Rehabilitation of Domestic Hot Water Heaters at Cal 1-10, Potrero Annex; and

WHEREAS, on November 13, 1987, four bids were received and publicly opened and read aloud:

	Bidder		Bid Amount	Bid Amount
1.	E. Mitchell, Inc.	-Base	$315,300.00}	
		-Alternate	$ 89,700.00}	$225,600.00
2.	Ayoob & Peery, Inc.	-Base	$568,132.00	
		-Alternate	$ 86,000.00	$482,132.00
3.	N.V. Heathorn, Inc.	-Base	$462,325.00	
		-Alternate	$109,170.00	$353,155.00
4.	O'Brien Mech., Inc.	-Base	$368,500.00	
		-Alternate	$ 77,000.00	$291,500.00

WHEREAS, the Authority staff has evaluated the low bidder and found the bid to be in compliance with all requirements of the bid proposal; and

WHEREAS, HUD has provided sufficient funding from the Comprehensive Improvement Assistance Program CA-1-910 Budget to complete the work if the Deductive Alternate is employed; and

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. That the Executive Director/Secretary is authorized and directed to execute a contract with E. Mitchell, Inc.

2. That this contract amount shall not exceed:

   $225,600.00 + 5% contingency = $235,600.00 *

   *Rounded off to nearest whole number

APPROVED AS TO FORM:

_____
GERALDINE L. CHAVIS, Legal Counsel

Date: _____

(g) RESOLUTION NO. 3119

RESOLUTION AUTHORIZING AWARD OF CONTRACT
FOR THE BOILER PLANT REHABILITATION
AT CAL 1-11, NORTH BEACH
* *

WHEREAS, on November 4, 1987, this Authority advertised for bids for the Boiler Plant Rehabilitation at CAL 1-11, North Beach; and

WHEREAS, on November 20, 1987, two bids were received and publicly opened and read aloud:

Bidder	Bid Amount
1. O'Brien Mechanical Inc.	$553,251.00
2. Ayoob & Peery Plumbing Company	$470,209.00

WHEREAS, the Authority staff has evaluated the low bidder and found the bid to be in compliance with all requirements of the bid proposal; and

WHEREAS, HUD has provided sufficient funding from the Comprehensive Improvement Assistance Program CA-1-910 Budget to complete this work; and

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. That the Executive Director/Secretary is authorized and directed to execute a contract with Ayoob Peery Plumbing Company.

2. That this contract amount shall not exceed:

   $470,209.00 + 9% contingency = $510,209.00 *

   * Rounded off to nearest whole number

APPROVED AS TO FORM:

_____
GERALDINE L. CHAVIS, Legal Counsel

Date: _____

(h) RESOLUTION NO. 3120

RESOLUTION AUTHORIZING AWARD OF CONTRACT FOR
THE BOILER PLANT AND HEATING SYSTEM REHABILITATION
AT CAL 1-15 PING YUEN
* *

WHEREAS, on November 2, 1987, this Authority advertised for bids for the Boiler Plant and Heating System Rehabilitation; and

WHEREAS, on November 18, 1987, only one bid was received and publicly opened and read aloud:

	Bidder	Bid Amount
1.	O'Brien Mechanical, Inc.	$243,86.00

WHEREAS, the Authority staff has evaluated the low bidder and found the bid to be in compliance with all requirements of the bid proposal; and

WHEREAS, HUD has provided sufficient funding from the Comprehensive Improvement Assistance Program CA-1-910 Budget to complete this work; and

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. That the Executive Director/Secretary is authorized and directed to execute a contract with O'Brien Mechanical, Inc.

2. That this contract amount shall not exceed:

   $243,869.00 + 8% contingency = $263,869.00 *

   *Rounded off to nearest whole number

APPROVED AS TO FORM:

_____
GERALDINE L. CHAVIS, Legal Counsel

Date: _____

(i) RESOLUTION NO. 3121

RESOLUTION AUTHORIZING AWARD OF CONTRACT
FOR THE REHABILITATION OF HEATING SYSTEMS
AT CAL 1-18(7), HAYES VALLEY SITES B AND C
* *

WHEREAS, on August 3, 1987, this Authority advertised for bids for the Heatin Systems at CAL 1-18(7), Hayes Valley Sites B and C. Since the bids were received on August 19, 1987 were over the project budget, rebids were requested in September 1987; and

WHEREAS, on October 2, 1987, two bids were received and publicly opened and read aloud:

	Bidder	Base Bid Amount	Bids with Deductive Alternates
1.	E. Mitchell, Inc.	#1 $710,400.00 #2 $678,200.00	$546,400.00 $523,200.00
2.	Ayoob & Peery	#1 $497,131.00 #2 $459,151.00	$336,731.00 $306,551.00

WHEREAS, the Authority staff has evaluated the low bidder and found the bid to be in compliance with all requirements of the bid proposal; and

WHEREAS, HUD has provided sufficient funding from the Comprehensive Improvement Assistance Program CA-1-910 Budget to complete this work; and

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. That the Executive Director/Secretary is authorized and directed to execute a contract with Ayoob and Peery Plumbing Company, Inc.

2. That this contract amount shall not exceed:

   $306,991.00 + 10% contingency = $336,991.00

   *Round off to nearest whole number

APPROVED AS TO FORM:

_____
GERALDINE L. CHAVIS, Legal Counsel

Date: _____

(j) RESOLUTION NO. 3122

RESOLUTION AUTHORIZING AWARD OF CONTRACT
FOR THE HEATING PLANT REHABILITATION
AT CAL 1-18(13), MISSION DOLORES
* *

WHEREAS, on October 19, 1987, this Authority advertised for bids for the Heating Plant Rehabilitation at Cal 1-18(13), Mission Dolores; and

WHEREAS, on November 23, 1987, three bids were received and publicly opened and read aloud:

	Bidder	Bid Amount
1.	O'Brien Mechanical, Inc.	$120,914.00
2.	R. D. Miners, Inc.	$164,000.00
3.	Alart Mechanical Contractors	$177,700.00

WHEREAS, the Authority staff has evaluated the low bidder and found the bid to be in compliance with all requirements of the bid proposal; and

WHEREAS, HUD has provided sufficient funding from the Comprehensive Improvement Assistance Program CA-1-910 Budget to complete this work; and

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. That the Executive Director/Secretary is authorized and directed to execute a contract with O'Brien Mechanical.

2. That this contract amount shall not exceed:

   $120,914.00 + 5% contingency + $126,914.00

   * Rounded off to nearest whole number

APPROVED AS TO FORM:

_____
GERALDINE L. CHAVIS, Legal Counsel

Date: _____

(k) RESOLUTION NO. 3123

RESOLUTION AUTHORIZING AWARD OF CONTRACT
FOR THE HEATING PLANT REHABILITATION
AT CAL 1-20, 3850-18TH STREET
* *

WHEREAS, on October 22, 1987, this Authority advertised for bids for the Heating Plant Rehabilitation at CAL 1-20, 2850 - 18th Street; and

WHEREAS, on November 10, 1987, four bids were received and publicly opened and read aloud:

	Bidder	Bid Amount
1.	Bay Area Mechanical, Inc.	$131,856.00
2.	O'Brien Mechanical, Inc.	$117,775.00
3.	E. Mitchell, Inc.	$102,200.00
4.	Alart Mechanical Contractors, Inc.	$ 94,977.00

WHEREAS, the Authority staff has evaluated the low bidder and found the bid to be in compliance with all requirements of the bid proposal; and

WHEREAS, HUD has provided sufficient funding from the Comprehensive Improvement Assistance Program CA-1-910 Budget to complete this work; and

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. That the Executive Director/Secretary is authorized and directed to execute a contract with Alart Mechanical Contractors Inc.

2. That this contract amount shall not exceed:

   $94,977.00 + 6% contingency = $99,977.00 *

* Rounded off to nearest whole number

APPROVED AS TO FORM:

_____
GERALDINE L. CHAVIS, Legal Counsel

Date: _____

(1) RESOLUTION NO. 3124

RESOLUTION AUTHORIZING AWARD OF CONTRACT
FOR THE HEATING PLANT REHABILITATION
AT CAL 1-21, 320/330 CLEMENTINA TOWERS
* *

WHEREAS, on October 29, 1987, this Authority advertised for bids for the Heating Plant Rehabilitation at CAL 1-21, 320/330 Clementina Towers; and

WHEREAS, on November 17, 1987, two bids were received and publicly opened and read aloud:

Bidder	Bid Amount
1. O'Brien Mechanical, Inc.	$219,000.00
2. Alart Mechanical Contractors	$183,977.00

WHEREAS, the Authority staff has evaluated the low bidder and found the bid to be in compliance with all requirements of the bid proposal; and

WHEREAS, HUD has provided sufficient funding from the Comprehensive Improvement Assistance Program CA-1-910 Budget to complete this work; and

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. That the Executive Director/Secretary is authorized and directed to execute a contract with Alart Mechanical Contractors.

2. That this contract amount shall not exceed:

$183,977.00 + 5% contingency = $193,977.00 *

* Rounded off to nearest whole number

APPROVED AS TO FORM:

_____
GERALDINE L. CHAVIS, Legal Counsel

Date: _____

(m) RESOLUTION NO. 3125

RESOLUTION AUTHORIZING AWARD OF CONTRACT
FOR THE HEATING SYSTEM UPGRADE
AT CAL 1-27, 350 ELLIS STREET
* *

WHEREAS, on October 21, 1987 this Authority advertised for bids for the Heating System Upgrade at CAL 1-27, 350 Ellis; and

WHEREAS, on November 5, 1987, five bids were received and publicly opened and read aloud:

	Bidder	Bid Amount
1.	Pribuss Engineering, Inc.	$ 54,750.00
2.	Bay Area Mechanical, Inc.	$123,057.00
3.	O'Brien Mechanical, Inc.	$116,170.00
4.	E. Mitchell, Inc.	$141,600.00
5.	Alard Mechanical	$119,063.00

WHEREAS, the low bidder, Pribuss Engineering, Inc., requested withdrawal of his bid due to computational error and his request was accepted on November 10, 1987; and

WHEREAS, HUD has provided sufficient funding from the Comprehensive Improvement Assistance Program CA-1-910 Budget to complete this work; and

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. That the Executive Director/Secretary is authorized and directed to execute a contract with the second low bidder O'Brien Mechanical, Inc.

2. That this contract amount shall not exceed:

   $116,170.00 + 5% contingency = $122,170.00 *

* Rounded off to nearest whole number

APPROVED AS TO FORM:

_____
GERALDINE L. CHAVIS, Legal Counsel

Date: _____

(n) RESOLUTION NO. 3126

RESOLUTION AUTHORIZING AWARD OF CONTRACT
FOR THE HEATING PLANT REHABILITATION
AT CAL 1-29, 345 ARGUELLO BOULEVARD
* *

WHEREAS, on October 26, 1987, this Authority advertised for bids for the Heating Plant Rehabilitation at CAL 1-29, 345 Arguello Boulevard; and

WHEREAS, on November 12, 1987, four bids were received and publicly opened and read aloud:

Bidder	Bid Amount
1. O'Brien Mechanical Inc.	$66,750.00
2. Alart Mechanical	$51,877.00
3. E. Mitchell	$69,900.00
4. Bay Area Mechanical	$73,735.00

WHEREAS, the Authority staff has evaluated the low bidder and found the bid to be in compliance with all requirements of the bid proposal; and

WHEREAS, HUD has provided sufficient funding from the Comprehensive Improvement Assistance Program CA-1-910 Budget to complete this work; and

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. That the Executive Director/Secretary is authorized and directed to execute a contract with Alart Mechanical.

2. That this contract amount shall not exceed:

   $51,877.00 + 6% contingency = $54,877.00 *

* Rounded off to nearest whole number

APPROVED AS TO FORM:

_____
GERALDINE L. CHAVIS, Legal Counsel

Date: _____

(o) RESOLUTION NO. 3127

RESOLUTION AUTHORIZING AWARD OF CONTRACT
FOR THE HEATING PLANT REHABILITATION
AT PROJECT CAL 1-32, 1760 BUSH STREET
* *

WHEREAS, on November 10, 1987, this Authority advertised for bids for the Heating Plant Rehabilitation at CAL 1-32, 1760 Bush Street; and

WHEREAS, on November 25, 1987, two bids were received and publicly opened and read aloud:

	Bidder	Bid Amount
1.	William A. Tracy	$343,944.00
2.	Alart Mechanical Contractors	$284,200.00

WHEREAS, the Authority staff has evaluated the low bidder and found the bid to be in compliance with all requirements of the bid proposal; and

WHEREAS, HUD has provided sufficient funding from the Comprehensive Improvement Assistance Program CA-1-910 Budget to complete this work; and

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. That the Executive Director/Secretary is authorized and directed to execute a contract with Alart Mechanical Contractor.

2. That this contract amount shall not exceed:

   $284,200.00 + 14% contingency = $324,200.00 *

* Rounded off to nearest whole number

APPROVED AS TO FORM:

_____
GERALDINE L. CHAVIS, Legal Counsel

Date: _____

(p) RESOLUTION NO. 3128

RESOLUTION AUTHORIZING AWARD OF CONTRACT
FOR THE HEATING SYSTEM UPGRADE
AT CAL 1-35, 2698 CALIFORNIA STREET
* *

WHEREAS, on October 29, 1987, this Authority advertised for bids for the Heating System Upgrade at Cal 1-35, 2698 California Street; and

WHEREAS, on November 16, 1987, five bids were received and publicly opened and read aloud:

	Bidder	Bid Amount
1.	R. D. Miners, Inc.	$74,984.00
2.	Bay Area Mechanical, Inc.	$53,990.00
3.	O'Brien Mechanical, Inc.	$69,900.00
4.	Alart Mechanical	$83,541.00
5.	William A. Tracy	$61,592.00

WHEREAS, the Authority staff has evaluated the low bidder and found the bid to be in compliance with all requirements of the bid proposal; and

WHEREAS, HUD has provided sufficient funding from the Comprehensive Improvement Assistance Program CA-1-910 Budget to complete this work; and

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. That the Executive Director/Secretary is authorized and directed to execute a contract with Bay Area Mechanical, Inc.

2. That this contract amount shall not exceed:

   $53,990.00 + 5% contingency + $56,990.00

* Rounded off to nearest whole number

APPROVED AS TO FORM:

_____
GERALDINE L. CHAVIS, Legal Counsel

Date: _____

(q) RESOLUTION NO. 3129

RESOLUTION AUTHORIZING AWARD OF CONTRACT
FOR THE BOILER AND HEATING SYSTEM REHABILITATION
AT CAL 1-39A, 939 EDDY STREET
* *

WHEREAS, on November 10, 1987, this Authority advertised for bids for the Boiler and Heating System Rehabilitation at Cal 1-39A, 939 Eddy Street; and

WHEREAS, on November 20, 1987, three bids were received and publicly opened and read aloud:

	Bidder	Bid Amount
1.	Alart Mechanical Inc.	$17,577.00
2.	O'Brien Mechanical	$26,000.00
3.	Ayoob and Peery Plumbing Co.	$28,556.00

WHEREAS, the Authority staff has evaluated the low bidder and found the bid to be in compliance with all requirements of the bid proposal; and

WHEREAS, HUD has provided sufficient funding from the Comprehensive Improvement Assistance Program CA-1-910 Budget to complete this work; and

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. That the Executive Director/Secretary is authorized and directed to execute a contract with Alart Mechanical.

2. That this contract amount shall not exceed:

   $17,577.00 + 10% contingency = $22,577.00

* Rounded off to nearest whole number

APPROVED AS TO FORM:

_____
GERALDINE L. CHAVIS, Legal Counsel

Date: _____

Commissioner McNamara moved to adopt Resolutions No. 3116 through 3129 and Commissioner Lillian seconded the motion. Resolutions No. 3116 through 3129 were UNANIMOUSLY ADOPTED.

(r) RESOLUTION NO. 3130

RESOLUTION AUTHORIZING AWARD OF CONTRACT
FOR THE EMERGENCY AND SECURITY LIGHTING AT
BERNAL DWELLINGS CAL 1-5; MISSION DOLORES CAL 1-18(13)
666 ELLIS CAL 1-28; and 4101 NORIEGA CAL 1-34
* *

WHEREAS, on October 4, 1987, this Authority advertised for bids for Emergency and Security Lighting; and

WHEREAS, on October 30, 1987, only one bid was received and publicly opened and read aloud:

Bidder	Bid Amount
American Electric and Service Company	$42,308.00

WHEREAS, the Authority staff has evaluated the low bidder and found the bid to be in compliance with all requirements of the bid proposal; and

WHEREAS, HUD has provided sufficient funding from the Comprehensive Improvement Assistance Program CA-1-910 Budget and City Fund 709 to complete this work; and

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. That the Executive Director/Secretary is authorized and directed to execute a contract with American Electric and Service Company.

2. That this contract amount shall not exceed:

$42,308.00 + 10% contingency = $46,538.80 *

* Rounded off to nearest whole number

APPROVED AS TO FORM:

_____
GERALDINE L. CHAVIS, Legal Counsel

Date: _____

(s) RESOLUTION NO. 3131

RESOLUTION AUTHORIZING AWARD OF CONTRACT
FOR THE EMERGENCY AND SECURITY LIGHTING AT
CAL 1-15, PING YUEN; CAL 1-18(6), PING YUEN NORTH;
CAL 1-19(1), 990 PACIFIC AVENUE; CAL 1-36, 226 BAY STREET;
CAL 1-39(A), 939 EDDY STREET; CAL 1-39(B), EDDY STREET
* *

WHEREAS, on October 9, 1987, this Authority advertised for bids for the Emergency and Security Lighting; and

WHEREAS, on November 12, 1987, four bids were received and publicly opened and read aloud:

Bidder	Bid Amount
1. McClune Electric Inc.	$64,720.00
2. Fitzgerald Electric Inc.	$62,221.00
3. A. American Electric Inc.	$54,133.00
4. Young Electric	$62,385.00

WHEREAS, the Authority staff has evaluated the low bidder and found the bid to be in compliance with all requirements of the bid proposal; and

WHEREAS, HUD has provided sufficient funding from the Comprehensive Improvement Assistance Program CA-1-910 and City Fund Budget to complete this work;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. That the Executive Director/Secretary is authorized and directed to execute a contract with A. American Electric Inc.

2. That this contract amount shall not exceed:

   $54,133.00 + 10% contingency = $59,546.30

APPROVED AS TO FORM:

_____
GERALDINE L. CHAVIS, Legal Counsel

Date: _____

(t) RESOLUTION NO. 3132

RESOLUTION AUTHORIZING AWARD OF CONTRACT
FOR THE EMERGENCY AND SECURITY LIGHTING AT
CAL 1-18(1) JOHN F. KENNEDY, CAL 1-18(10) WOODSIDE GARDENS (REBID)
CAL 1-21 320 AND 330 CLEMENTINA TOWERS (REBID),
CAL 1-29 ARGUELLO BOULEVARD, CAL 1-30 345 HERMANN STREET
CAL 1-31 25 SANCHEZ STREET, CAL 1-35 2698 CALIFORNIA STREET
AND CAL 1-37 491-31ST AVENUE

* *

WHEREAS, on November 2, 1987, this Authority advertised for bids for Emergency and Security; and

WHEREAS, on November 19, 1987, one bid was received and publicly opened and read aloud:

Bidder	Bid Amount
1. ELV Systems, Inc.	$98,774.50

WHEREAS, the Authority staff has evaluated the low bidder and found the bid to be in compliance with all requirements of the bid proposal; and

WHEREAS, HUD has provided sufficient funding from the Comprehensive Improvement Assistance Program CA-1-910 and City Fund Budgets to complete this work;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. That the Executive Director/Secretary is authorized and directed to execute a contract with ELV Systems, Inc.

2. That this contract amount shall not exceed:

   $89,795.00 + 10% contingency = $98,774.50

APPROVED AS TO FORM:

_____
GERALDINE L. CHAVIS, Legal Counsel

Date: _____

Commissioner McNamara moved to adopt Resolutions No. 3130, No. 3131 and No. 3132 and Commissioner Brooks seconded the motion. Resolutions No. 3130, No. 3131 and No. 3132 were UNANIMOUSLY ADOPTED.

12. ADJOURNMENT:

There being no further business to come before the Commission, the meeting of November 30, 1987 was adjourned at 4:25 p.m.

_____
REV. HARRY CHUCK, Vice President

James E. Clay
JAMES E. CLAY
Executive Director/Secretary

SF
465
4
10/87

SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

DOCUMENTS DEPT.
DEC 9 1987
SAN FRANCISCO
PUBLIC LIBRARY

DECEMBER 7, 1987

PUBLIC NOTICE

THE REGULARLY SCHEDULED MEETING OF THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO WILL BE HELD AT 4:00 P.M., THURSDAY, DECEMBER 10, 1987 IN THE COMMISSION ROOM AT 440 TURK STREET, SAN FRANCISCO, CALIFORNIA.

James E. Clay

JAMES E. CLAY
Secretary/Executive Director

JEC:gb

CF
465
1
12/10/87

REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION WILL BE HELD ON THURSDAY, DECEMBER 10, 1987 4:00 P.M., 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

T E N T A T I V E A G E N D A

* * * * * * * * * * * * * * * * * *

DOCUMENTS DEPT.
DEC 9 1987
SAN FRANCISCO PUBLIC LIBRARY

1. ROLL CALL:

   James G. Fussell, Jr., President
   Reverend Harry Chuck, Vice President
   Betty Brooks, Commissioner
   Elouise Westbrook, Commissioner
   L. Kirk Miller, Commissioner
   James McNamara, Commissioner
   Lewis Lillian, Commissioner

2. VISITORS:

3. APPROVAL OF AGENDA:

4. APPROVAL OF MINUTES:

5. GENERAL COMMUNICATIONS:

6. REPORT OF SECRETARY:

7. COMMITTEE REPORT:

8. REPORT OF COUNSEL:

9. TENANT REPRESENTATIVE REPORT:

10. UNFINISHED BUSINESS:

11. NEW BUSINESS:

    (a) Resolution - Authorizing the Execution of Section 8 Moderate Rehabilitation Program Contract CA39-K001-004 for Single Room Occupancy Dwellings for Homeless Individuals

    (b) Resolution - Authorizing the Executive Director to Execute a Contract with Montgomery Elevator for the Provision of Elevator Maintenance Services

    (c) Resolution - Authorizing the Approval of Change Order G-4 for Roof Repair Work at CAL 1-18(4), Alice Griffith

    (d) Resolution - Authorizing the Execution of a Contract for Required Architectural Services for the Rehabilitation of the Alemany Housing Development, CAL 1-16

12. ADJOURNMENT:

James E. Clay

JAMES E. CLAY
Secretary/Executive Director

SF
H65
#3
2/10/87

HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Minutes

Regular Meeting Held:
Thursday, December 10, 1987

440 Turk Street
San Francisco, CA

The Housing Authority of the City and County of San Francisco met in regular session at 440 Turk Street, San Francisco, California on Thursday, December 10, 1987 at 4:00 p.m.

1. ROLL CALL:

The meeting was called to order by Vice President Chuck at 4:00 p.m.

Roll Call found the following members to be:

PRESENT: James G. Fussell, Jr., President (arrived 4:02)
Reverend Harry Chuck, Vice President
Betty Brooks, Commissioner
Elouise Westbrook, Commissioner
James McNamara, Commissioner
Lewis Lillian, Commissioner

ABSENT: L. Kirk Miller, Commissioner

DOCUMENTS DEPT.
JAN 13 1988
SAN FRANCISCO
PUBLIC LIBRARY

A quorum was present.

ALSO PRESENT: James E. Clay, Executive Director
Geraldine Chavis, Legal Counsel

2. VISITORS:

Linda Williams, Plaza East
Mary Lou McAlister, Valencia Gardens Seniors
Dorinda Jones, Plaza East
Jewel Green, Hunters View
Jan Allen, 330 Clementina

3. APPROVAL OF AGENDA:

Mr. Clay requested the deletion of item (c) under new business and the addition of a new item under new business: Resolution - Authorizing the Executive Director to Execute Memoranda of Understanding between the San Francisco Housing Authority and Selected Craft Unions.

Vice President Chuck moved to amend the agenda of December 10, 1987, and Commissioner Brooks seconded the motion. Vice President Chuck moved to approve the agenda, as amended, and Commissioner Westbrook seconded the motion. The agenda of December 10, 1987 was UNANIMOUSLY APPROVED.

4. APPROVAL OF MINUTES:

Commissioner Lillian moved to approve the minutes of November 30, 1987 and Commissioner Brooks seconded the motion. The minutes of November 30, 1987 were UNANIMOUSLY APPROVED.

5. GENERAL COMMUNICATIONS:

Mr. Clay noted that the invitations to the Staff Christmas Party has been sent to the Commissioners. The party will be held on Friday, December 18, 1987, at the Sheraton Palace Hotel, 7:00 p.m.

Mr. Clay called on Michael Kelly, who gave a brief report on the Combined Giving Campaign. To date a total of $5,745 has been collected from Housing Authority staff. President Fussell commended staff for their participation and contribution to this worthwhile campaign.

6. REPORT OF SECRETARY:

Report of Secretary has been submitted in written form.

Mr. Clay called attention to the fact that the next regularly scheduled meeting of the Commission will fall on the day before Christmas. Commissioner McNamara moved to cancel the meeting of December 24, 1987 and Commissioner Lillian seconded the motion. The motion was UNANIMOUSLY ADOPTED.

7. COMMITTEE REPORT:

Site and Design Committee - Commissioner Brooks reported that the Committee met December 7 and reviewed the submissions from the perspective architects for the modernization of the Alemany Development.

8. REPORT OF COUNSEL:

Report of Counsel has been submitted in written form.

9. TENANT REPRESENTATIVE REPORT:

None.

10. UNFINISHED BUSINESS:

None

RESOLUTION NO. 3133

RESOLUTION AUTHORIZING THE EXECUTION OF SECTION 8 MODERATE REHABILITATION PROGRAM CONTRACT CA39-K001-004 FOR SINGLE ROOM OCCUPANCY DWELLINGS FOR HOMELESS INDIVIDUALS

****

WHEREAS, the Housing Authority of the City and County of San Francisco is tasked with the responsibility for administration of funds in connection with programs under Section 8 of the 1974 Housing and Community Development Act; and

WHEREAS, on October 15, 1987 the Department of Housing and Urban Development (HUD) invited the San Francisco Housing Authority to submit a proposal for Section 8 Moderate Rehabilitation funds, to assist homeless families under the Stewart B. McKinney Homeless Assistance Act, approved July 22, 1987; and

WHEREAS, in response to the HUD invitation, the San Francisco Housing Authority, in joint venture with the Mayor's Office of Housing and Economic Development submitted proposals for Moderate Rehabilitation funds to be used in SRO built dwellings for the homeless; and

WHEREAS, on December 4 notification was received from the Department of Housing and Urban Development that the proposal from the Catholic Charities of the Archdiocese of San Francisco was chosen for funding of 33 units and $190,000.00 in Annual Housing Assistance Payments contributions; and

WHEREAS, the acceptance of these funds and the authority to execut Housing Assistance Payment Contract by the Executive Director of the San Francisco Housing Authority, must be approved by the Board of Commissioners.

NOW THEREFORE, BE IT RESOLVED BY THE PHA AS FOLLOWS:

1. The Board of Commissioners of the San Francisco Housing Authority approves the acceptance of Section 8 Moderate Rehabilitation funds contract CA39-K001-004 for Single Room Occupancy dwellings for homeless individuals, and authorizes the Executive Director of the San Francisco Housing Authority to execute the Annual Contributions Contract (ACC), formalizing this agreement.

2. This Resolution shall take effect immediately

Approved as to form

GERALDINE CHAVEZ, LEGAL COUNSEL

12/7/87
DATE

Mr. Clay called on Mr. Thomas Gholson, Director of Housing Management to provide some background information regarding the Authority's role in the project. Mr. Gholson also answered questions raised by the Commissioners.

Commissioner Brooks moved to adopt Resolution No. 3133 and Commissioner Lillian seconded the motion. Resolution No. 3133 was UNANIMOUSLY ADOPTED.

RESOLUTION NO. 3134

DATE ADOPTED 12/10/87

****

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A CONTRACT WITH MONTGOMERY ELEVATOR FOR THE PROVISION OF ELEVATOR MAINTENANCE SERVICES

****

WHEREAS, the Authority requires the services of a qualified elevator maintenance contractor to provide routine, preventive and emergency maintenance services on elevators located in various Authority developments; and

WHEREAS, during Fiscal Year 1986 - 1987, the Authority contracted with Montgomery Elevator for the provision of these services, and the services provided by Montgomery Elevator were satisfactory to the Authority; and

WHEREAS, it is in the best economic and operational interest of the Authority to contract with Montgomery Elevator for the provision of routine, preventive and emergency elevator maintenance services during Fiscal Year 1987 - 1988; and

WHEREAS, funds for the provision of elevator maintenance services have been included in the Authority's operating budget for Fiscal Year 1987 - 1988.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. The Executive Director is authorized to execute a contract with Montgomery Elevator for the provision of routine, preventive and emergency elevator maintenance services for the period October 1, 1987 through September 30, 1988, in an amount not to exceed $180,000.00.

2. This resolution shall become effective immediately.

APPROVED AS TO FORM:

Geraldine L. Chavis
Legal Counsel

12-7-87
Date

Vice President Chuck moved to adopt Resolution No. 3134 and Commissioner Lillian seconded the motion. Resolution No. 3134 was UNANIMOUSLY ADOPTED.

RESOLUTION NO.: 3135
DATE ADOPTED: 12/10/87

RESOLUTION AUTHORIZING THE EXECUTION OF A CONTRACT FOR REQUIRED ARCHITECTURAL SERVICES FOR THE REHABILITATION OF CAL 1-16, THE ALEMANY DEVELOPMENT

****

WHEREAS, the San Francisco Housing Authority has received a commitment from the Department of Housing and Urban Development for the complete rehabilitation of CAL 1-16, the Alemany Development; and

WHEREAS, this commitment includes a fee structure for the required professional consultants; and

WHEREAS, this Authority advertised for Letters of Interest from Architects to perform all required work, and received 22 responses; and

WHEREAS, Housing Authority staff, carefully scrutinized and evaluated all proposals, and made their recommendations;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE SAN FRANCISCO HOUSING AUTHORITY THAT:

1. The Executive Director, be and he is hereby authorized to negotiate a contract fee with GEORGE MIERS AND ASSOCIATES for the work to be done at Alemany.

2. In the event no agreement can be reached with GEORGE MIERS AND ASSOCIATES, the Executive Director is hereby authorized to negotiate a fee structure with RATCLIFF ARCHITECTS, The second most qualified group.

3. Once an agreement has been reached with either one of these two firms, the Executive Director is authorized to enter into a contract with a firm for an amount not to exceed $250,000.

4. That all the above steps are conditioned upon HUD approval.

APPROVED AS TO FORM:

_____
GERALDINE CHAVIS
Legal Counsel

_____
Date

Commissioner Westbrook moved to adopt Resolution No. 3135 and Commissioner Brooks seconded the motion. Resolution No. 3135 was UNANIMOUSLY ADOPTED.

RESOLUTION NO. 3136
DATE ADOPTED 12/10/87

* *

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A MEMORANDUM OF UNDERSTANDING WITH THE LABORERS UNION LOCAL 261.

* *

WHEREAS, The Memorandum of Understanding between the San Francisco Housing Authority and the Laborers Union Local 261 expired on September 30, 1986; and

WHEREAS, the San Francisco Housing Authority, in the interest of strengthening and improving labor relations with the above union, has reached agreements on issues related to wages, hours, and working conditions for members of the bargaining unit; and

WHEREAS, the agreements reached between the Union and the Authority will provide a basis for improving the work life of our employees and services to our residents:

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Commission approves the Memorandum of Understanding with Laborers Union Local 261.

2. The Executive Director is hereby authorized to execute this new Memorandum of Understanding to be effective October 1, 1987 through September 30, 1988.

3. This resolution shall become effective immediately.

APPROVED AS TO FORM:

Geraldine L. Chavis
Legal Counsel

12/9/87
Date

Mr. Clay noted that a new classification of Yardmen has been added to this MOU. The Authority now has signed agreements with all of the unions except the plumbers.

Commissioner McNamara moved to adopt Resolution No. 3136 and Commissioner Lillian seconded the motion. Resolution No. 3136 was UNANIMOUSLY ADOPTED.

VISITORS: Mr. Clay called on the following visitors who wished to address the Commission regarding their concerns: Mary Lou McAllister; Dorinda Jones, Plaza - elevators are not being repaired properly; Jewel Green, Hunters View - question regarding possibility of renting boarded up units before they get totally vandalized; Mrs. Williams - need for a second card key; Jan Allen, Clementina.

12. ADJOURNMENT:

There being no further business to come before the Commission, the meeting of December 10, 1987 was adjourned at 4:55 p.m. Following the regular Commission meeting, the Commission went into Executive Session to discuss personnel matters.

_____
JAMES G. FUSSELL, JR., President

_____
JAMES E. CLAY
Executive Director/Secretary

SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

DEC 24 1987

PUBLIC LIBRARY

DECEMBER 16, 1987

PUBLIC NOTICE

[CANCELLATION]

Due to the Christmas Holiday, the regular Commission meeting to have been held on Thursday, December 24, 1987, has been cancelled.

The next regularly scheduled meeting of the Commission will be held on Thursday, January 14, 1988.

James E. Clay
Secretary/Executive Director

JEC:gb